

Schedule 1

GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address
 Site Reference
 Scheme Description

42 -46 Drake Street, Rochdale, OL16 1NU

Construction of 33 flats and GF commercial space on vacant site

Date
 Site Area (hectares)
 Author & Organisation
 Housing Corporation Officer

23/01/2024

S106 Management Ltd

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: Intermediate - Shared Ownership

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1:

Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						40.34545
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						33

Open Market Housing Type 2:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces

Value of each residential car parking space

(Open Market and Affordable)

(Average value of all parking spaces)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)

Timing of Affordable Housing Tenure 1 Purchase Payment	Start Month	End Month	(whole number, minimum of 1)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)

Timing of Affordable Housing Tenure 2 Purchase Payment	Start Month	End Month	(whole number, minimum of 1)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

	Capital Value	
Type of Unit	pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
% of Open Market Value	100.0%	
	Start Month	End Month
Timing of Affordable Housing	0	0
Tenure 3 Purchase Payment		(whole number, minimum of 1)

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)

	Start Month	End Month
Timing of Affordable Housing Tenure 4 Purchase Payment		(whole number, minimum of 1)

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 5 Purchase Payment		(whole number, minimum of 1)

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	Flats	£1,994
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
		Month
Timing of First Open Market Housing Sale		10 (whole number, minimum of 1)
Timing of Last Open Market Housing Sale		16 (whole number, minimum of 1)

Overall Scheme End Date (this must be completed)

	Month	
Final End Date of Scheme - scheme built and fully let/sold	16	(whole number, minimum of 1)

Social Housing Grant & Other Funding

Social Housing Grant - Social Rented		Grant per unit (£)	
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
		Timing of 1st Payment	Timing of 2nd Payment
Timing Social Housing Grant Paid			
		Value (£)	Timing of Payment
Other Sources of Funding for A/H (£)	£0		
(could include RSL cross-subsidy from reserves)		(whole number, minimum of 0, maximum of 60)	

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£1,443	91%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)	
Residential Car Parking Building Costs (£ / car parking space)		
	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	8.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	5.00%	(typically around 5% for new)

Section 106 Payments (£) *

	Cost (£)	Month of Payment
CIL		
Part L Building Regs		
Biodiversity Net Gain		
Planning Fees		
Others		

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£211,122	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**		

Building Cost Percentage Increase (if any)

	%
Site Specific Sustainability Initiatives (%)**	
Wheelchair provision (%)	
Code for Sustainable Homes (%)	
Other (%)	

** Only one sustainability initiatives box should have a value / percentage.

	Amount (£)	Month of Payment
<u>Subsidies (possibly EP Gap Funding)</u>		
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

	%	
Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)		
	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	8.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

Marketing Costs

	Cost (£)	Timing (month)
<u>Affordable Housing Marketing Costs</u>		
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.00%	(typically around 6%)
Legal Fees (per Open Market unit) - £	£750	(typically around £600 per unit)

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	12	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	17.50%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)
Size of office scheme (net lettable sq m)

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs

Office Building Costs (Gross, £ psm)
Office Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
End of Building Period (month)
Timing of Letting / Sale (month)

**Timing
(month)**

Letting, Advertising & Sale fees

Letting fees (% of annual income)
Advertising fees (% of annual income)
Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)
Size of retail scheme (net lettable sq m)

**143
143**

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

**£150
7.00%
5.75%**

Building Costs

Retail Building Costs (Gross, £ psm)
Retail Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

**£969
8.00%
5.00%**

Timing

**Timing
(month)**

Start of Building Period (month)
End of Building Period (month)
Timing of Letting / Sale (month)

1
12
12

Letting / sale fees

Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

10.00%
1.00%
1.75%

Return for risk / profit (% of value)

15.00%

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)
Industrial Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
End of Building Period (month)
Timing of Letting / Sale (month)

Timing
(month)

Letting / sale fees

Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

Return for risk / profit (% of value)**LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)
Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)
Leisure Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)**COMMUNITY USE ASSUMPTIONS**

Size of Community-use scheme (gross sq m)
 Size of Community-use scheme (net lettable sq m)

Values

Rent (£ psm)
 Yield (%)
 Purchaser's costs (% of value)

Building Costs

Community-use Building Costs (Gross, £ psm)
 Community-use Building Professional Fees (% of building costs)
 Building Contingencies (% of building costs)

**Timing
(month)**

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	42 -46 Drake Street, Rochdale, OL16 1NU
Site Reference	
Scheme Description	Construction of 33 flats and GF commercial space on vacant site
Date	23/01/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	33	units
Total Number of Open Market Units	33	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,331	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 2 **£0**

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 **£0**

Affordable Housing Tenure 4: **Intermediate - Other Type of Shared Ownership / Shared Equity**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 4 **£0**

Affordable Housing Tenure 5: **Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 **£0**

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) **£0**

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership / S	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	1,331	£1,994	£2,655,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,331	-	£2,655,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£2,655,000
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Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£2,655,000
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Non-Residential Values

Office	£0	
Retail	£290,375	
Industrial	£0	
Leisure	£0	
Community-use	£0	£290,375

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£290,375
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TOTAL VALUE OF SCHEME	£2,945,375
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,111,220	£2,111,220

Cost Multipliers

Site Specific Sustainability Initiatives (%)**	0.0%	£0
Wheelchair provision (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs	£0
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Total Building Costs	£2,111,220
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OTHER SITE COSTS

Building Contingencies	5.0%	£105,561
Building Cost Fees (Architects, QS etc):	8.0%	£177,342
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£0
Part L Building Regs	£0
Biodiversity Net Gain	£0
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£211,122
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Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£494,025
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.0%	£53,100
Legal Fees (per Open Market unit):	£750	£24,750

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)	£0
RSL on-costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs	£77,850
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£145,801	
Industrial	£0	
Leisure	£0	
Community-use	£0	£145,801

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£19,110	
Industrial	£0	
Leisure	£0	
Community-use	£0	£19,110

Total Non-Residential Costs	£164,911
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TOTAL DIRECT COSTS:	£2,848,006.12
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

Total Finance Costs	-
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£464,625
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£43,556	
Industrial	£0	
Leisure	£0	
Community-use	£0	£43,556

Total Operating Profit	£508,181
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Residual Site Value

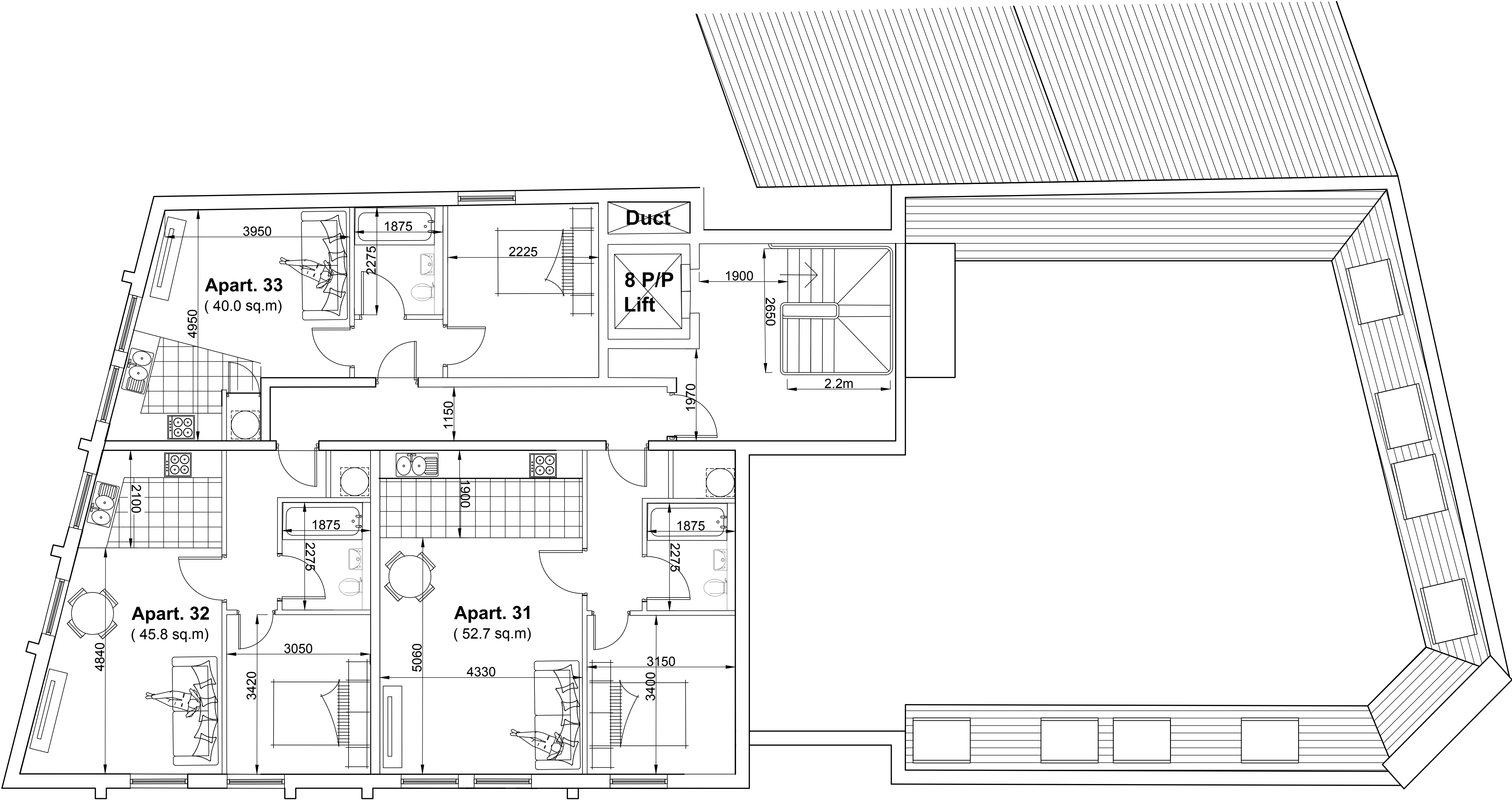
SITE VALUE TODAY	-£480,145
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EXISTING USE VALUE	£12,600
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£492,745

Checks:

Site Value as a Percentage of Total Scheme Value	-16.3%
Site Value per hectare	#VALUE!

Schedule 2



FIFTH FLOOR PLAN

REV: | DATE: | DETAILS:

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: NEW BUILDING,
42-46 DRAKE STREET
AND NELSON STREET,
ROCHDALE OL16 1NU

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

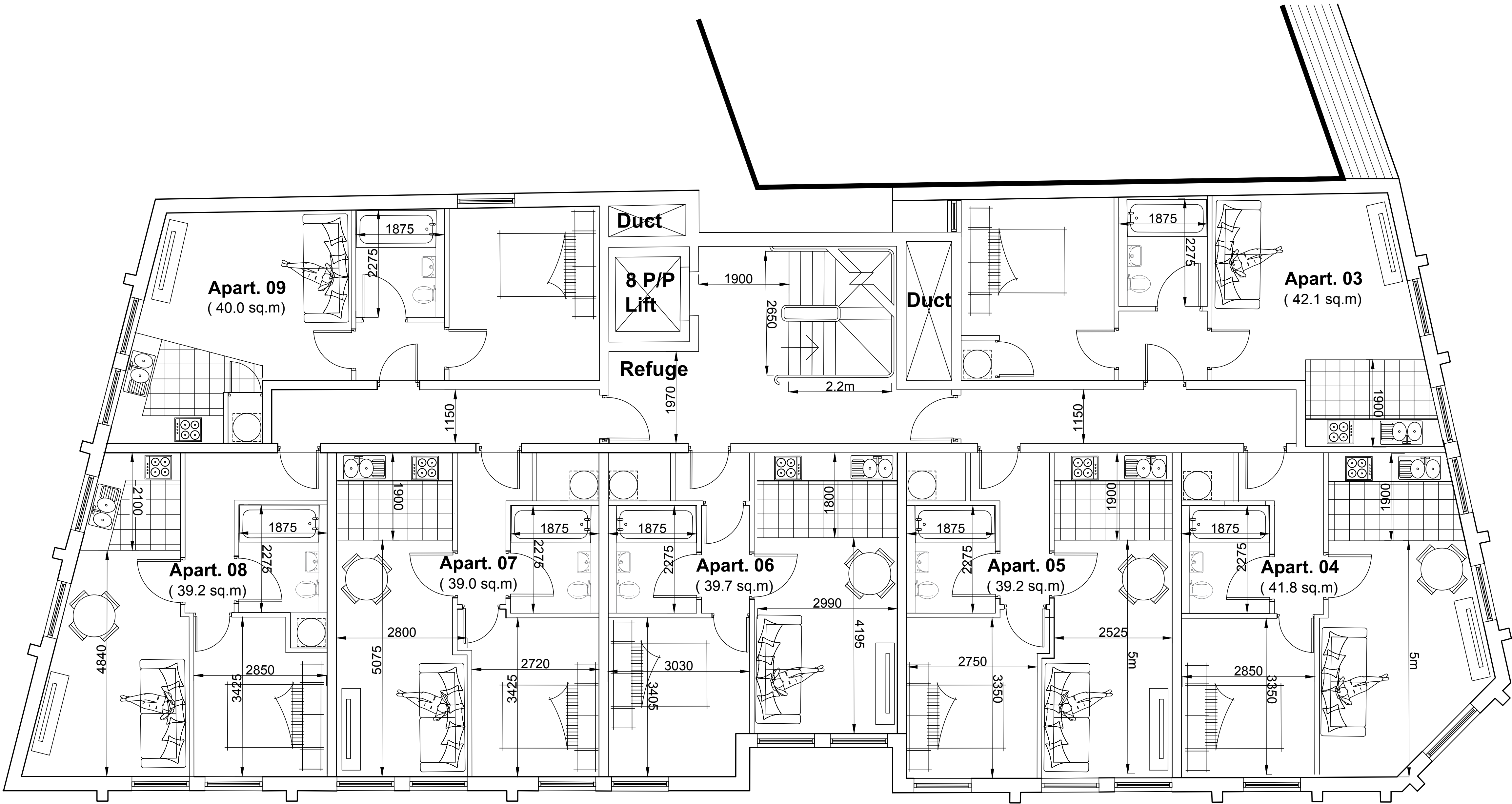
TITLE: FIFTH FLOOR PLAN

SCALE 1:50@A1 DATE: 01/ 2024 DRAWN: BM

STATUS: PLANNING

DRAWING NO: BM/0124/DRAKE/PL7 REV:

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FIRST FLOOR PLAN

REV. DATE: DETAILS:

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: NEW BUILDING,
42-46 DRAKE STREET
AND NELSON STREET,
ROCHDALE OL16 1NU

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

TITLE: PROPOSED FIRST FLOOR PLAN

SCALE: 1:50@A1 DATE: 01/ 2024 DRAWN: BM

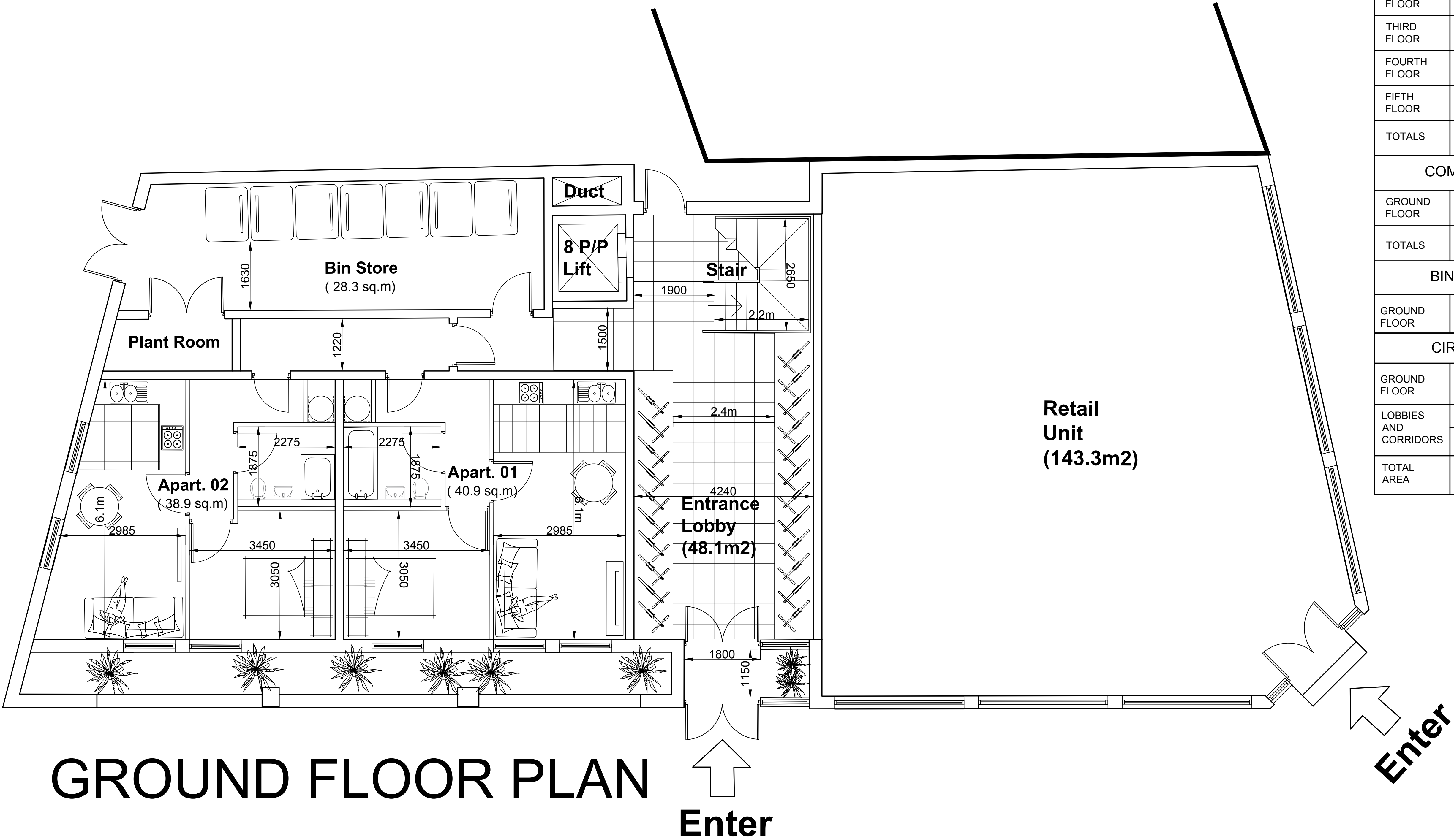
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SCHEDULE OF ACCOMMODATION			
RESIDENTIAL (G.I.A)			
		1 BEDROOM APARTMENT	AREAS (m2)
GROUND FLOOR		2	79.8
FIRST FLOOR		7	281
SECOND FLOOR		7	281
THIRD FLOOR		7	281
FOURTH FLOOR		7	281
FIFTH FLOOR		3	138.5
TOTALS		33	1342.5
COMMERCIAL (Net Lettable)			
GROUND FLOOR		1	143.3
TOTALS		1	143.3
BIN STORE (G.I.A)			
GROUND FLOOR		1	28.3
CIRCULATION			
GROUND FLOOR	ENTRANCE HALL (BIKES AND STAIR)		54.1
LOBBIES AND CORRIDORS	FIRST TO FOURTH		40.0
	FIFTH		30.0
TOTAL AREA	ALL AREAS ON ALL FLOORS		1638.2



BLOCK PLAN

REV: DATE: DETAILS:

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: NEW BUILDING,
42-46 DRAKE STREET
AND NELSON STREET,
ROCHDALE OL16 1NU

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

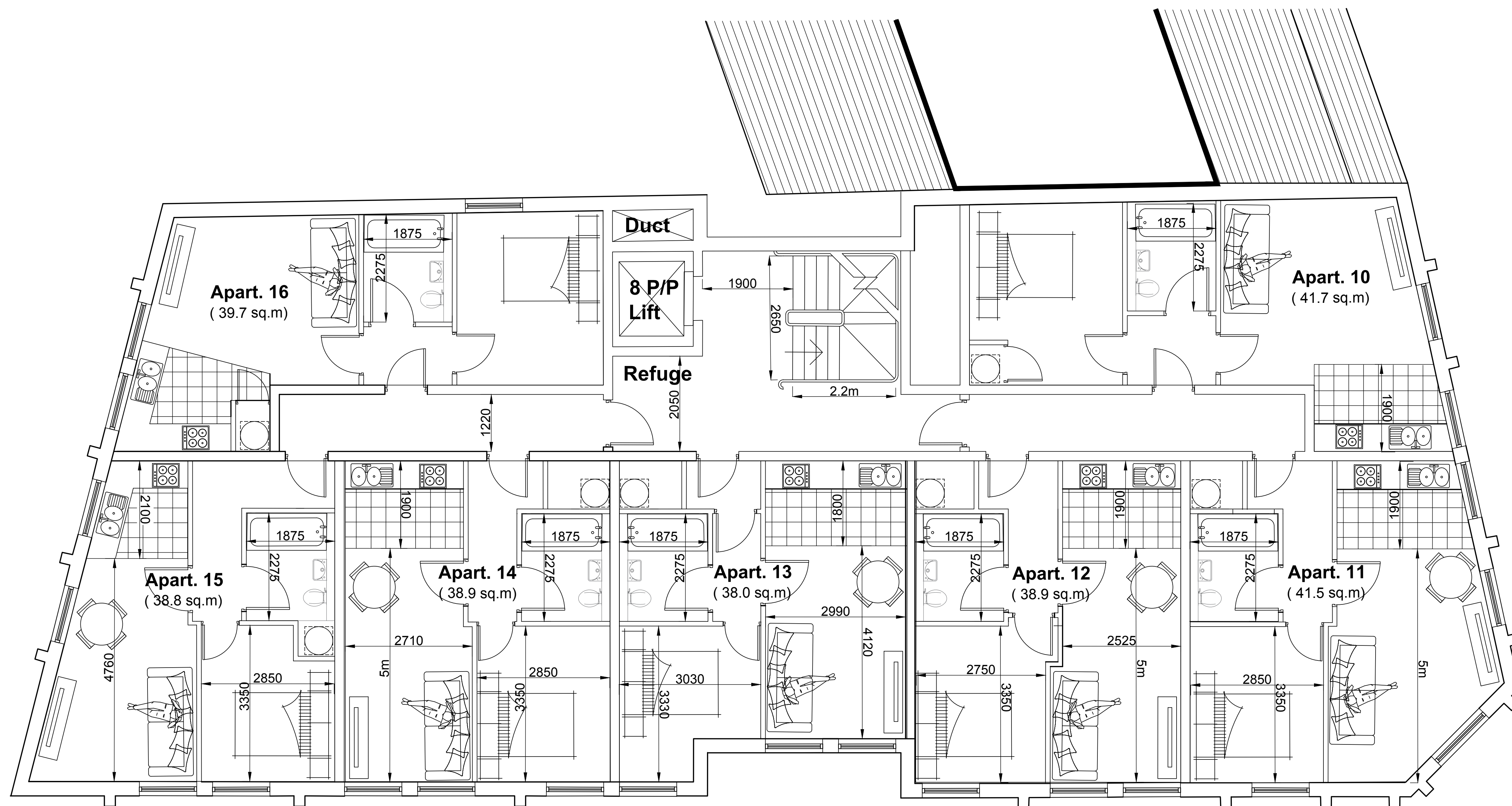
TITLE: PROPOSED GROUND FLOOR PLAN

SCALE 1:50@A1 DATE: 01/ 2024 DRAWN: BM

STATUS: PLANNING

DRAWING NO: BM/0124/DRAKE/PL2 REV:

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SECOND FLOOR PLAN

| REV: | DATE: | DETAILS: |

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: NEW BUILDING,
42-46 DRAKE STREET
AND NELSON STREET
ROCHDALE OL16 1NU

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

TITLE: SECOND FLOOR PLAN

SCALE 1:50@A1 DATE: 01/ 2024 DRAWN: BM

STATUS: PLANNING

DRAWING NO: BM/0124/DRAKE/PL4 REV:

DRAWING NO: BM/0124/DRAKE/PL5 REV:

Schedule 3



OL16 1NU

Search

House Prices around OL16 1NU

Sales of flats around OL16 1NU had an overall average price of £111,600 over the last year.

Overall, sold prices for flats around OL16 1NU over the last year were 21% up on the previous year.

Who provides this information?

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 17 January 2024.

Properties sold

Filter:

Within 1 mile

Last 2 years

Flat

All tenures

18 sold properties

Date sold

41, Pegasus Court, Rochdale, Greater Manchester OL11 4EA

Flat

£71,000

23 Oct 2023

£68,500

1 Apr 2021

£64,950

14 Feb 2020

80, Henderson Street, Rochdale, Greater Manchester OL12 9SG

1 bed, flat

£60,000

21 Sep 2023

No other historical records

6

11a, Beaufort Street, Rochdale, Greater Manchester OL12 7EP

2 bed, flat

£97,000

28 Jul 2023

£53,000

15 Jul 2015

No other historical records

**31, Pegasus Court, Rochdale, Greater Manchester OL11 4EA**

Flat

£90,000

19 May 2023

£92,000

17 Nov 2021

£53,000

28 Feb 1997

**35, High Barn Close, Rochdale, Greater Manchester OL11 3PW**

Flat

£240,000

12 May 2023

No other historical records

**41, Henderson Street, Rochdale, Greater Manchester OL12 9RG**

Flat

£35,000

16 Dec 2022

No other historical records

**12, Jacob Bright Mews, Rochdale, Greater Manchester OL12 6JF**

2 bed, flat

£122,500

21 Nov 2022

£120,000

21 Dec 2005
(New Build)

No other historical records



4, Laurie Place, Rochdale, Greater Manchester OL12 0RL

1 bed, flat

£39,750

24 Oct 2022

£54,000

9 May 2008

No other historical records

1 **8, Jacob Bright Mews, Rochdale, Greater Manchester OL12 6JF**

2 bed, flat

£115,000

6 Aug 2022

£120,000

19 Dec 2005
(New Build)

No other historical records

10 **16, Pegasus Court, Rochdale, Greater Manchester OL11 4EA**

Flat

£131,000

17 Jun 2022

£127,000

22 Feb 2006

£80,000

9 Sep 1999
(New Build)**36, Pegasus Court, Rochdale, Greater Manchester OL11 4EA**

Flat

£85,000

20 May 2022

£65,000

13 Jul 2018

£120,000

27 Jun 2008



Watch Hall Cottage, Millgate, Rochdale, Greater Manchester OL16 2NU

4 bed, flat

£120,000

13 May 2022

£58,000

20 Dec 2000

£80,000

21 Aug 2000

**Flat 4, 3, Oakenrod Hill, Rochdale, Greater Manchester OL11 4ED**

Flat

£119,950

8 Apr 2022

£96,000

19 Jan 2018

£107,000

25 Apr 2008

**Flat 30, Stoneyvale Court, Dicken Green Lane, Rochdale, Greater Manchester OL11 1SU**

3 bed, flat

£85,000

25 Mar 2022

£93,000

12 Sep 2007

No other historical records

**22, Pegasus Court, Rochdale, Greater Manchester OL11 4EA**

Flat

£103,000

18 Mar 2022

£145,000

21 Oct 2011

No other historical records

**3, Heights Court, Heights Lane, Rochdale, Greater Manchester OL12 0AJ**

Flat

£92,000

11 Feb 2022

No other historical records



19, Pegasus Court, Rochdale, Greater Manchester OL11 4EA

Flat

**£99,950**

8 Feb 2022

£135,000

17 Feb 2012

£116,500

29 Aug 2003

53, Pegasus Court, Rochdale, Greater Manchester OL11 4EA

Flat

**£48,500**

29 Jan 2022

No other historical records

[< Previous](#)

Page 1 of 1

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The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.

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Rochdale

☐

Ryder & Dutton
Rochdale

☐

Andrew Kelly
Yorkshire Street

☐

Revilo Homes
Rochdale



Cowell & Norford
Rochdale

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Source acknowledgement: House price data produced by Land Registry.

This material was last updated on 17 January 2024. It covers the period from 1 January 1995 to 30 November 2023 and contains property transactions which have been registered during that period.

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OL16 1NU

Clear

+ 1 mile

Filters (1)

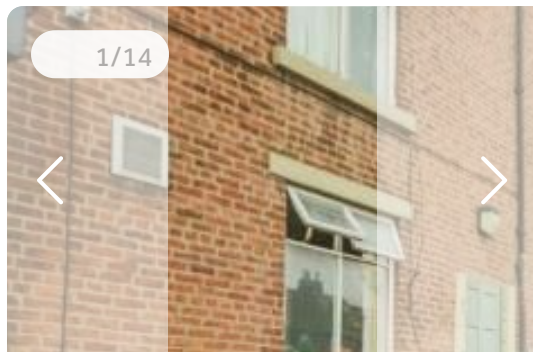
Flats For Sale in OL16 1NU, within 1 miles, including sold STC > Save search Create Alert

23 results

Highest Price



Prioritise properties with... Add keyword



1/14

Halifax Road, Rochdale

Block of Apartments 12

0.89 miles

For Sale by Online Auction, Starting Bid of £425,000 Terms and Conditions Apply AN IMPRESSIVE INVESTMENT

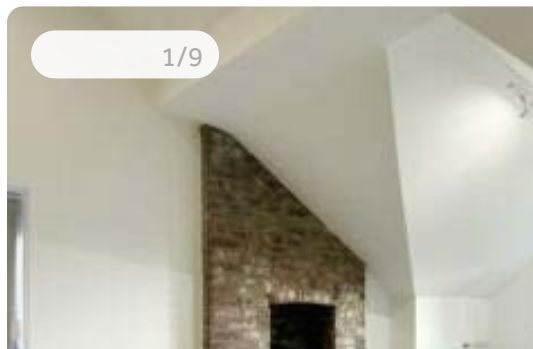
Added on 09/10/2023 by Keenans Estate Agents, Rochdale

£425,000

Guide Price



Save



1/9

Bentmeadows, Rochdale, Greater Manchester, OL...

Apartment 2 1

0.83 miles

Cowell Norford are pleased to present to the market this

SOLD STC

Added on 30/09/2023 by Cowell & Norford, Rochdale

£180,000



Save

1/13

The Old Manor, Bentmeadows, OL12

Apartment 2 1

0.81 miles

Cowell Norford are pleased to present to the market this STUNNING SPACIOUS first floor apartment , This old manor

Added on 07/09/2023 by Cowell & Norford, Rochdale

£180,000

Offers Over



Save



1/18

Falinge Road, Rochdale, OL12

Apartment 2 2

0.80 miles

Purplebricks are delighted to welcome to market this

SOLD STC

Added on 09/07/2023 by Purplebricks, covering Oldham

£155,000

Offers in Excess of



Save



1/7

FALINGE MANOR MEWS, Falinge, Rochdale OL12 ...

Apartment 2 2

0.80 miles

FIRST FLOOR APARTMENT SITUATED ON A HIGHLY SOUGHT-AFTER GATED DEVELOPMENT ON THE

Reduced on 05/10/2023 by Reside Estate Agency, Rochdale

£135,000

Save



1/9

15 Falinge Manor Mews, Rochdale OL12 6RU

Apartment 2 2

0.80 miles

Barton Kendal are pleased to offer for sale this two bedroom first floor apartment which is well presented with high quality

Reduced on 05/10/2023 by Barton Kendal Residential, Roc...

£135,000

Save



1/10

£130,000

JACOB BRIGHT MEWS, Shawclough, Rochdale OL...



Apartment 2 1

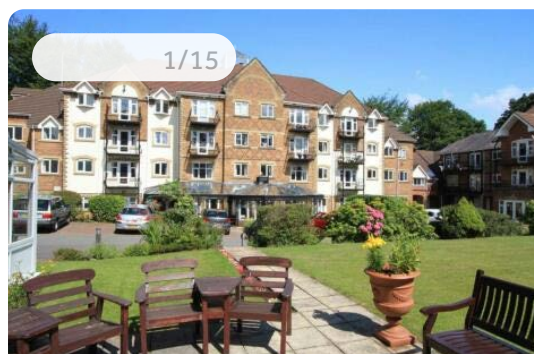
0.87 miles

DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT
AFFORDING CONTEMPORARY LIVING ACCOMMODATION

Added on 11/10/2023 by Reside Estate Agency, Rochdale



Save



1/15

£125,000

39 Pegasus Court, Rochdale OL11 5XB



Apartment 1 1

0.95 miles

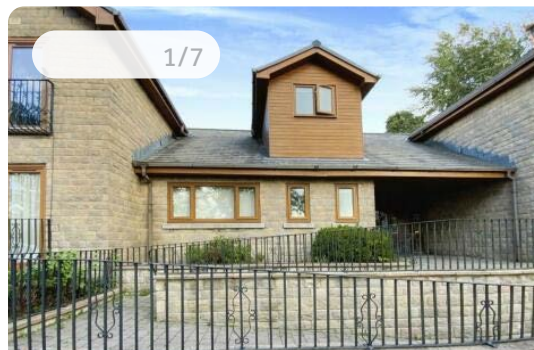
Situated on an exclusive luxury modern development for the

SOLD STC

Added on 27/10/2023 by Barton Kendal Residential, Rochd...



Save



1/7

£125,000

Offers Over

Falinge Road, Rochdale, Greater Manchester, OL12



Apartment 2 1

0.80 miles

Cowell Norford are pleased to introduce to the market an

SOLD STC

Added on 30/09/2023 by Cowell & Norford, Rochdale



Save

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1/6

£115,000

JACOB BRIGHT MEWS, Shawclough, Rochdale OL16 1NU



Apartment 2 1

0.87 miles

A well-presented GROUND FLOOR APARTMENT situated within a highly SOUGHT-AFTER gated development on the

Reduced on 25/07/2023 by Reside Estate Agency, Rochdale



Save



1/11

£110,000

Offers in Excess of

Newbold Hall Drive, Rochdale, OL16 1NU



Apartment 2 2

0.85 miles

Modern 2-bed, 2nd floor apartment in sought-after development. Ideal for first-time buyers or investors. Open

Added on 12/01/2024 by Revilo Homes, Rochdale



Save



1/20

£110,000

Offers Over

57 Pegasus Court, Oakenrod OL11 4EA



Retirement Property 1 1

0.95 miles

Situated on an exclusive modern development for the over

SOLD STC

Reduced on 23/03/2023 by Barton Kendal Residential, Rochdale



Save



1/8

£110,000

Offers in Excess of

57 Pegasus Court, Rochdale OL11 4EA



Flat 1 1

0.95 miles

Situated on an exclusive modern development for the over

UNDER OFFER

Added on 21/12/2023 by Barton Kendal Residential, Rochdale



Save



1/12

Jacob Bright Mews, Shawclough, OL12 6JF

Apartment 2 1

0.86 miles

SHAWCLOUGH - FIRST TIME BUYER OR BTL INVESTMENT
OPPORTUNITY - TWO BEDROOMS - FIRST FLOOR
APARTMENT - SECURE GATED PARKING - NO ONWARD
CHAIN



SOLD STC

Reduced on 05/09/2023 by Martin & Co, Rochdale

£100,000

Offers Over

PREMIUM
LISTING

Save



1/3

Newbold Hall Drive, Rochdale, OL16

Ground Flat 2 2

0.90 miles

** NO CHAIN / GROUND FLOOR APARTMENT / TWO

SOLD STC

Added on 03/07/2023 by Revilo Homes, Rochdale

£99,950

Offers in Region of

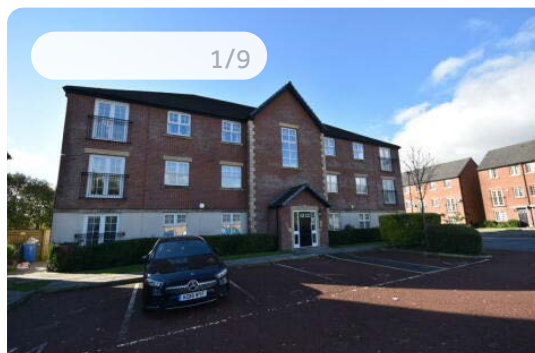


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Andrew Kelly
BRITISH
PROPERTY
AWARDS
2022
GOLD WINNER
ESTATE AGENT
IN ROCHDALE

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YOUR HOME IS WORTH**

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1/9

Newbold Hall Drive, Firgrove, OL16 3AJ

Apartment 2 2

0.90 miles

INVESTMENT OPPORTUNITY - CURRENTLY TENANTED
UNTIL DECEMBER 2024 @ £575 PCM - TOP FLOOR
APARTMENT- TWO DOUBLE BEDROOMS - BUILT IN
WARDROBES IN BOTH - EN SUITE & DRESSING ROOM TO
MASTER



SOLD STC

Added on 10/02/2023 by Martin & Co, Rochdale

£99,000BUY TO
LET

Save

**Newbold Hall Drive, Firgrove**

Apartment 2 2

0.90 miles

LANDLORDS ONLY - FIRST FLOOR APARTMENT - TWO DOUBLE BEDROOMS - INVESTMENT OPPORTUNITY - TENANT IN SITU - CURRENTLY ACHIEVING £625 PCM - IDEAL TURNKEY INVESTMENT WITH A 8.33% GROSS YIELD AND RENTAL INCOME FROM DAY ONE - ALLOCATED...



SOLD STC

Added on 24/05/2023 by Martin & Co, Rochdale

£90,000

Offers in Region of

PREMIUM
LISTING

Save

**Pegasus Court, Oakenrod**

Retirement Property 2 1

0.95 miles

Situating on an exclusive luxury development for the over

SOLD STC

Reduced on 04/05/2023 by Barton Kendal Residential, Roc...

£89,950

Offers in Region of



Save

**Pegasus Court, Bury Road, Rochdale, Greater Man...**

Apartment 1 1

0.95 miles

Occupying an enviable position on this prominent. sought

SOLD STC

Added on 10/03/2023 by Ryder & Dutton, Rochdale

£89,950

Save



1/10

**Dicken Green Lane, Queensway**

Ground Flat 3 1

0.91 miles

BTL INVESTMENT - GROUND FLOOR APARTMENT - THREE

SOLD STC

Reduced on 25/05/2023 by Martin & Co, Rochdale



Save

£85,000

Offers Over



1/8

16a Manchester Road, Rochdale OL11 4HY

Flat 2 2

0.36 miles

BARTON KENDAL are pleased to offer for sale this well presented two bedroom first floor apartment to be sold with

Reduced on 23/03/2023 by Barton Kendal Residential, Roc...



Save

£80,000

Offers in Excess of



1/13

Pegasus Court, Bury Road, Oakenrod, Rochdale, O...

Apartment 1 1

0.95 miles

A ground floor apartment located within the sought after Pegasus Court Development within Oakenrod, close to local

Added on 21/12/2023 by Ryder & Dutton, Rochdale



Save

£69,950

1/10

Bury Road, Rochdale, OL11

Apartment 1 1

0.95 miles

*** GROUND FLOOR APARTMENT / ONE DOUBLE

SOLD STC

Reduced on 13/11/2023 by Revilo Homes, Rochdale



Save

£65,000

Offers Over

RECENTLY SOLD NEAR

OL16 by Andrew Kelly



Street, Rochdale

£115,000
Syke, Rochdale OL12 0EJ

£310,000
Charter Street, Roc



Andrew Kelly

Yorkshire Street

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