

Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)

GVA Grimley
International Property Advisers

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	St James Place, 168 Yorkshire Street, Rochdale, OL16 2DL
Site Reference	
Scheme Description	conversion of existing building to create 21 C3 apartments.
Date	13 11 2025
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

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						44.7143
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						21

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)

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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)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

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)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value 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 Tenure 3 Purchase Payment	0	0	(whole number, minimum 0)

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 0)

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 0)

Open Market Values

Open Market Housing Type 1:	Flats	Capital Value (£ psm)
Open Market Housing Type 2:	-	£3,554
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	

Open Market Housing Type 5: -

Month

Timing of First Open Market Housing Sale

14

(whole number, minimum 0)

Timing of Last Open Market Housing Sale

18

(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

Month

Final End Date of Scheme - **scheme built and fully let/sold**

18

(whole number, minimum 0)

Social Housing Grant & Other Funding

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 ASSUMPTIONSBuilding 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

Open Market Housing Type 2:

-

Open Market Housing Type 3:

-

Open Market Housing Type 4:

-

Open Market Housing Type 5:

-

£1,840

82%

* 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 (£) *

CIL

S106 obligations

Biodiversity Net Gain Offsite Credits

Cost (£)

Month of Payment

£26,207

£15,803

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs

Contamination Costs

Demolition Costs

Other Costs

Site Specific Sustainability Initiatives**

EITHER

Cost (£)

Month of Payment

£210,702

Building Cost Percentage Increase (if any)

Site Specific Sustainability Initiatives (%)**

OR

Wheelchair provision (%)

%

Code for Sustainable Homes (%)
Other (%)

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

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£) Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%
1.00% (typically around 1%)
0.75% (typically around 0.75%)
5.00%

Other Acquisition Costs (£)

Cost (£) Month of Payment

FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

8.00% (typically around 1.5% to 3%)

Marketing Costs

Affordable Housing Marketing Costs

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

Cost (£) Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

3.00% (typically around 6%)
(typically around £600 per unit)

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	16	(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)

Values

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

Building Costs

Retail Building Costs (Gross, £ psm)
Retail 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)

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
(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)**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
(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)

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

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)

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

SUMMARY

Site Address St James Place, 168 Yorkshire Street, Rochdale, OL16 2DL
 Site Reference
 Scheme Description conversion of existing building to create 21 C3 apartments.
 Date 13 11 2025
 Site Area (hectares)
 Author & Organisation S106 Management Ltd
 Housing Corporation Officer

Housing Mix (Affordable + Open Market)

Total Number of Units	21	units
Total Number of Open Market Units	21	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	939	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 /	£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	939	£3,554	£3,337,500
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	939	-	£3,337,500

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £3,337,500

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £3,337,500

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£3,337,500
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,107,024	£2,107,024

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	£2,107,024
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OTHER SITE COSTS

Building Contingencies	5.0%	£105,351
Building Cost Fees (Architects, QS etc):	8.0%	£176,990
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£0
S106 obligations		£26,207
Biodiversity Net Gain Offsite Credits		£15,803
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs	£210,702
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£535,053
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£100,125
Legal Fees (per Open Market unit):	£0	£0

Marketing (Affordable Housing)

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

Total Marketing Costs	£100,125
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:	£2,742,202.78
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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'	£584,062
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£584,062
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Residual Site Value

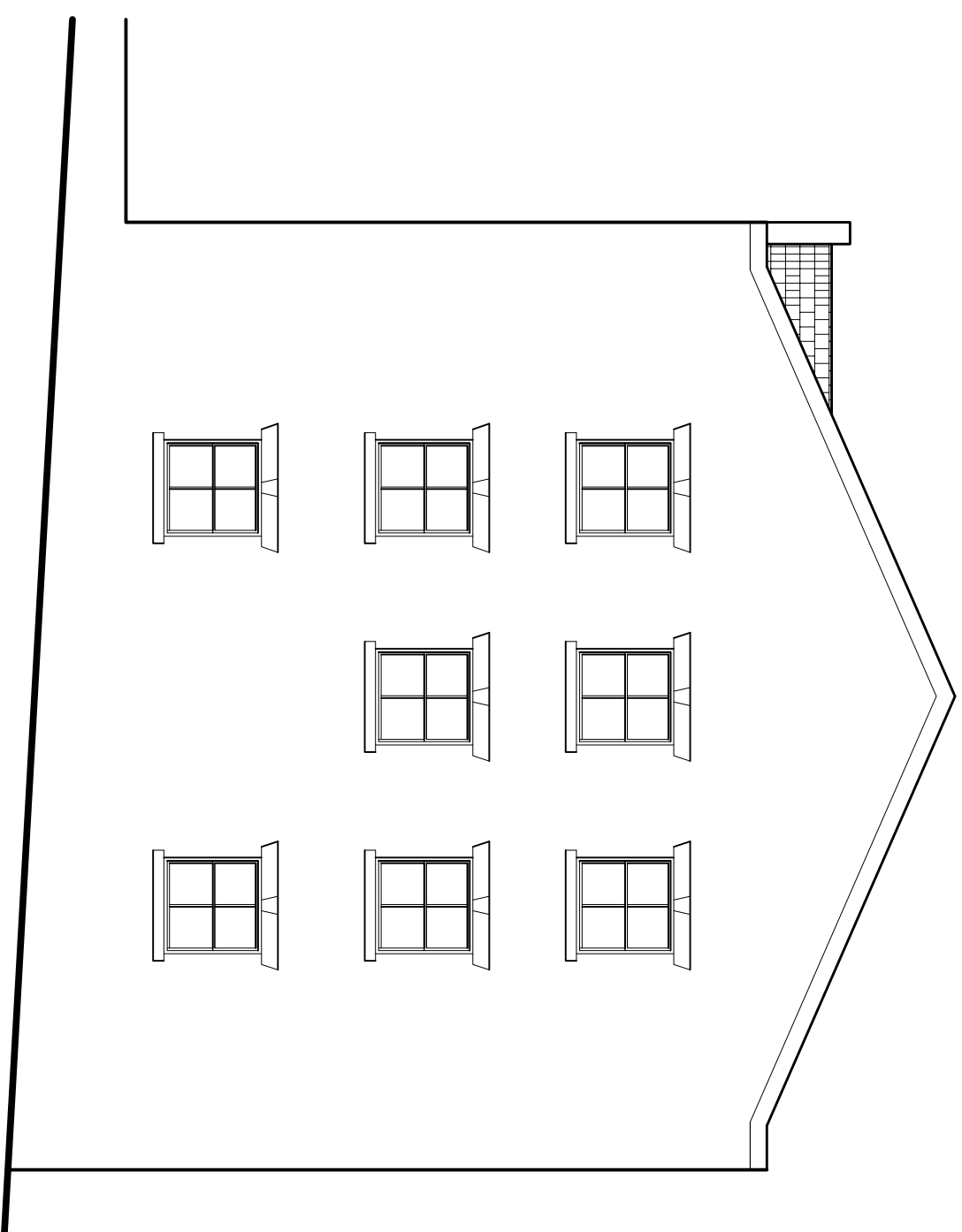
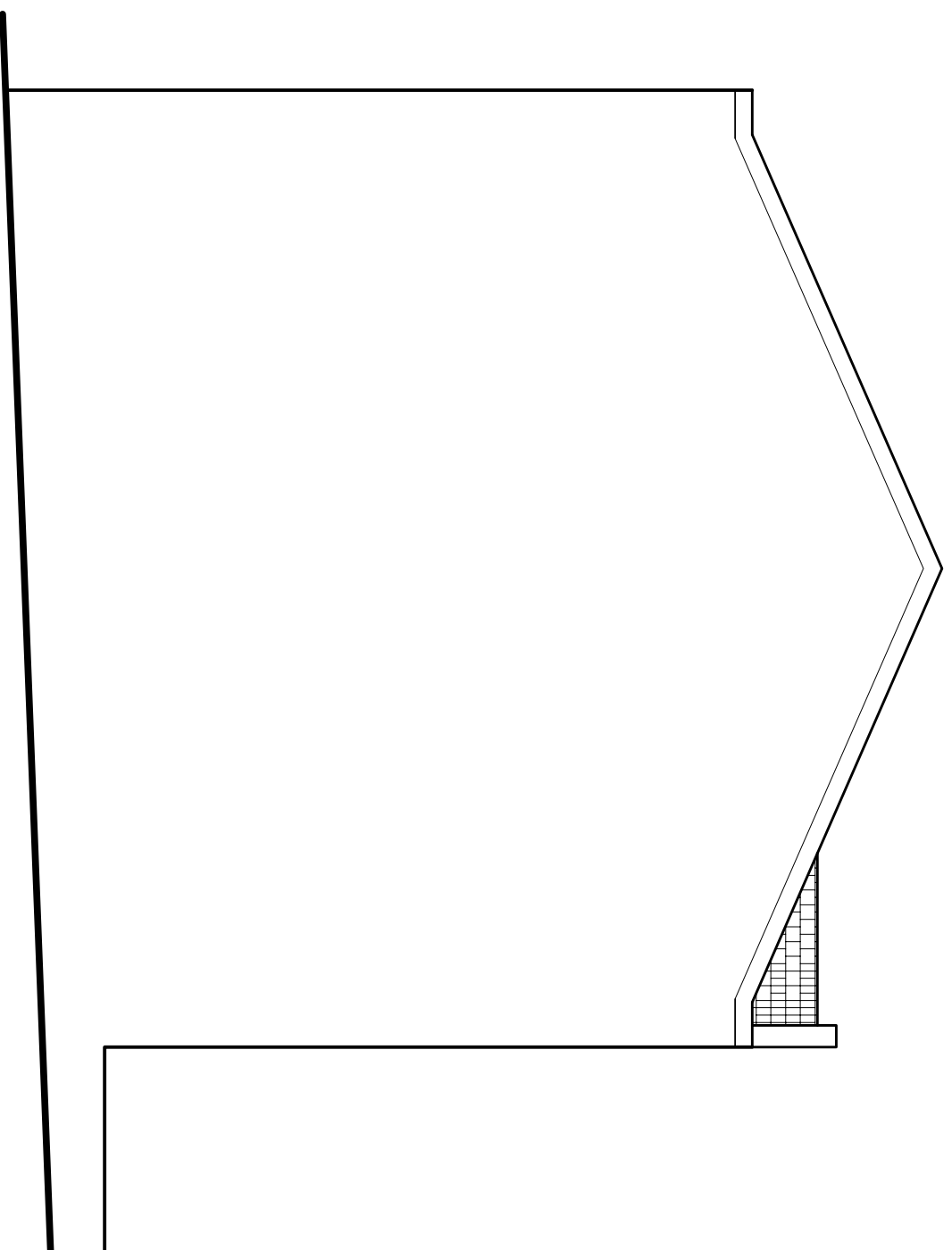
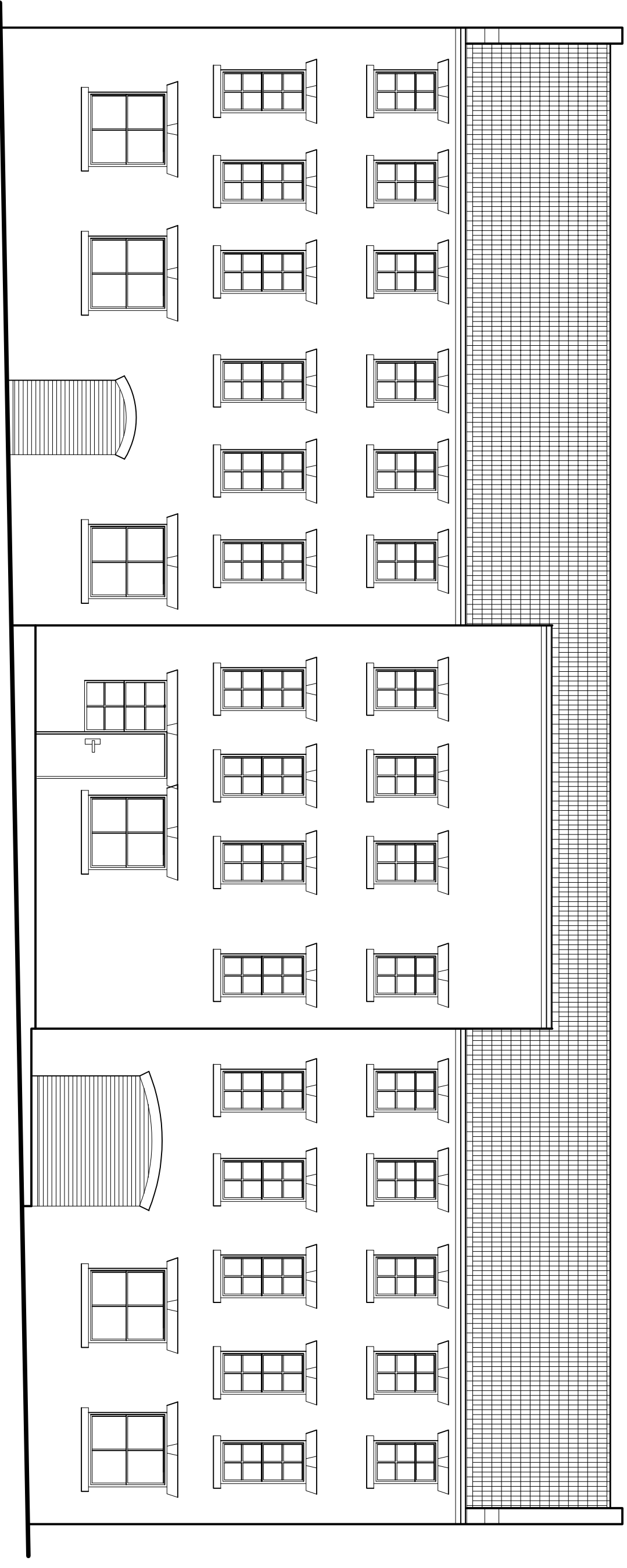
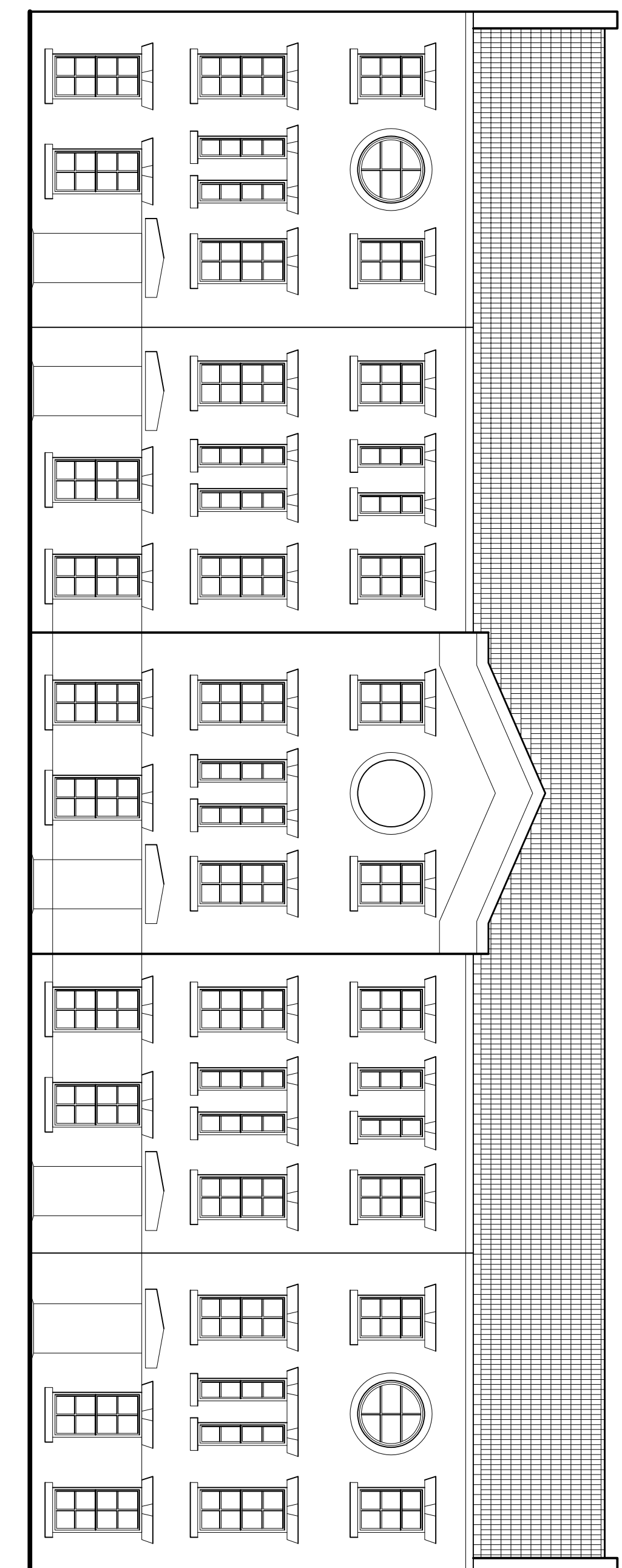
SITE VALUE TODAY	-£111,226
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EXISTING USE VALUE	£236,250
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£347,476

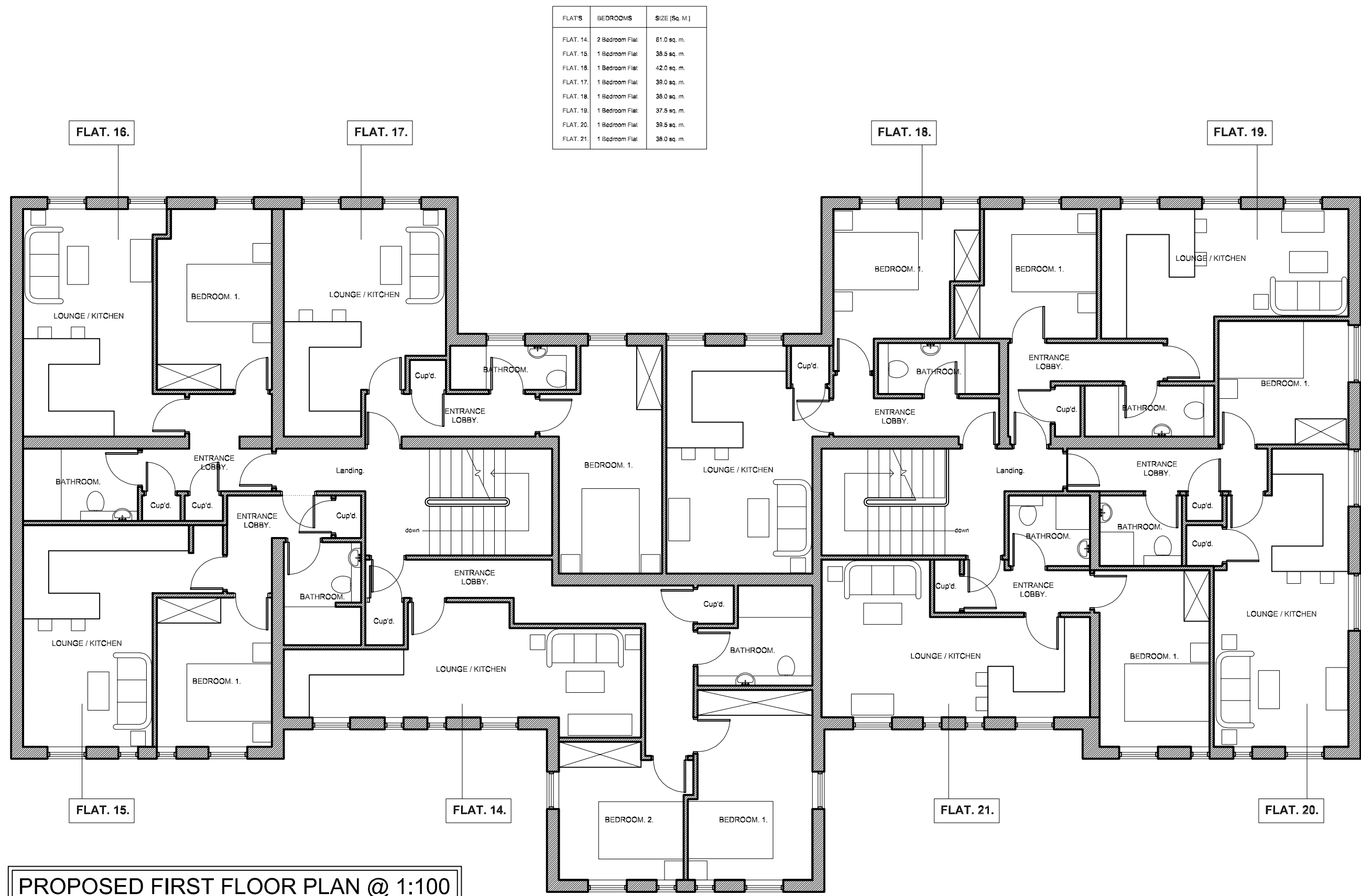
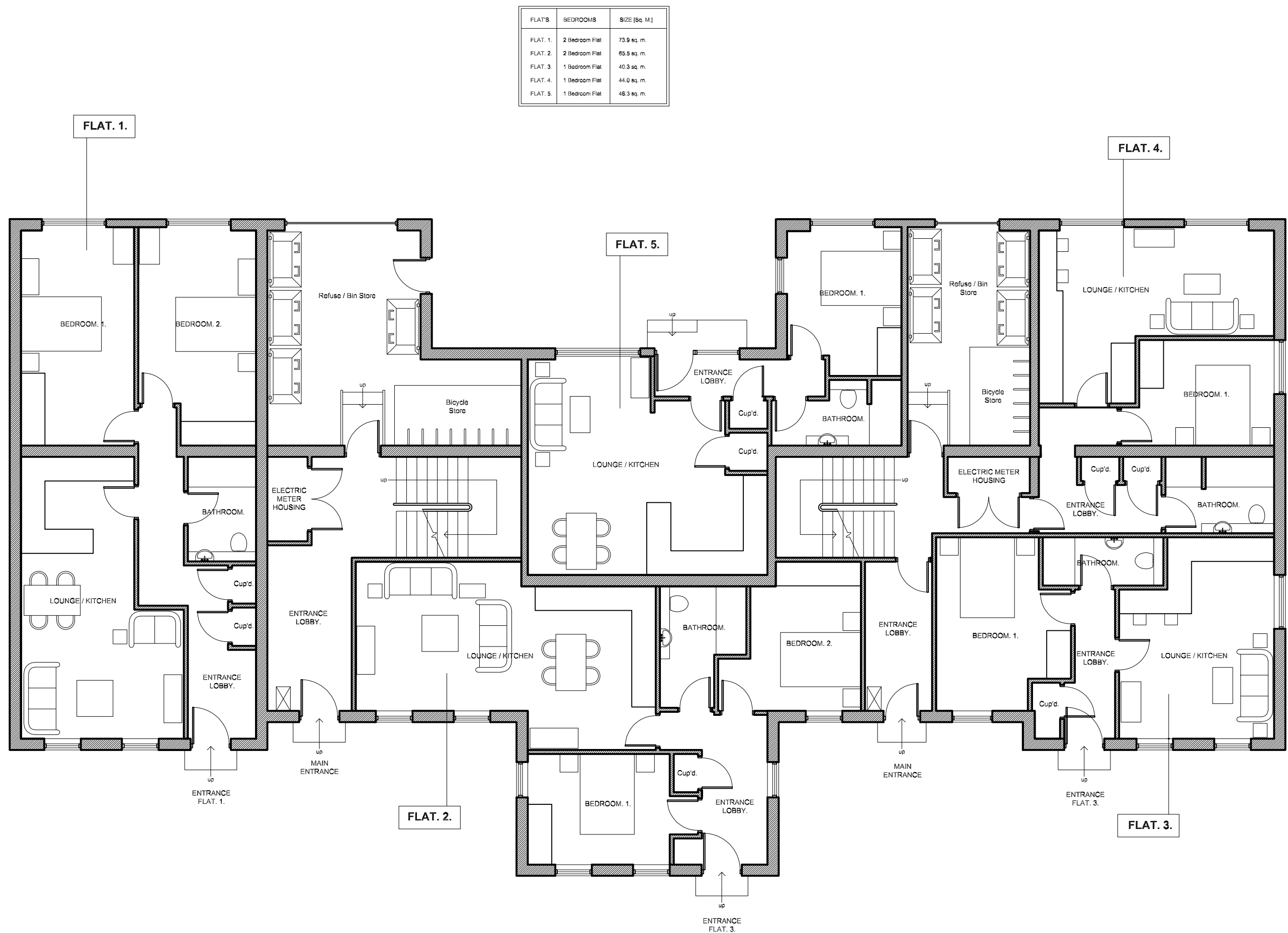
Checks:

Site Value as a Percentage of Total Scheme Value	-3.3%
Site Value per hectare	#VALUE!

Schedule 2



REVIEWS	
NOTED: THE DESIGN TEAM HAS BEEN INFORMED THAT THE DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY OCCUR BETWEEN THE DRAWINGS AND THE WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER IN WRITING. THE DESIGNER WILL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY OCCUR BETWEEN THE DRAWINGS AND THE WORKS. THE DESIGNER WILL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY OCCUR BETWEEN THE DRAWINGS AND THE WORKS. THE DESIGNER WILL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY OCCUR BETWEEN THE DRAWINGS AND THE WORKS.	
identity interior design p a r t n e r s h i p	
84 TOWN STREET - HORSFORTH - LEEDS - LS18 4AP tel : 0113 258 5391 fax : 0113 258 0875 e-mail : post@iidd.co.uk www.iidd.co.uk	
PROJECT: St James Place Rochdale	
CLIENT: Add Chaudry	SIGNED:
DRAWING TITLE: Existing External Elevations	
DRAWING NO. BL 23 004	SCALE: 1:100 @ A1
DATE: 19/11/24	
DRAWN BY: Christine Pinn	



REVISIONS

DO NOT SCALE FROM THIS DRAWING. INDEPENDENT CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY WORKS ARE TO COMMENCE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER. IF IN DOUBT ASK! ALL WORK TO COMPLY TO CURRENT BUILDING REGULATIONS, AND TO BE IN ACCORDANCE WITH BRITISH STANDARDS AND CODES OF PRACTICE.

identity interiordesign
partnership

84 TOWN STREET - HORSFORTH - LEEDS - LS18 4AP
tel : 0113 258 5391 fax : 0113 258 0875
e-mail: post@lidp.co.uk
www.lidp.co.uk

PROJECT. St James Place Rochdale		
CLIENT. Adil Chaudry		SIGNED.
DRAWING TITLE. Existing Ground, First and Second Floor Plans		
DRAWING NO. BL 23 003	SCALE. 1:100 @ A1	DATE. 19 / 11 / 24
DRAWN BY. Charlotte Pink		

Schedule 3



e.g. 'Midland Road', 'York', 'SW16 1QA'

Search

House Prices in OL16 2DL

Sales of flats around OL16 2DL have an overall average sold price of £138,500 over the last year.

Overall, the historical sold prices for flats around OL16 2DL over the last year were 24% up on the previous year.

Properties Sold

Within 1 mile



Within the last 2 years



Flats / Apartments



All tenures



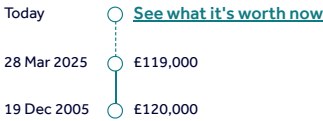
21 results

Sort: Date sold

11, Jacob Bright Mews, Rochdale OL12 6JF



Flat 2 Leasehold

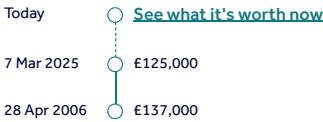


No other historical records.

31, Jacob Bright Mews, Rochdale OL12 6JF



Flat 2 Leasehold

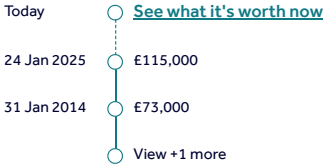


No other historical records.

45, Jacob Bright Mews, Rochdale OL12 6JF



Flat 2 Leasehold



New

Extensions and planning permission in OL16

See planning approval stats, extension build costs and value added estimates.

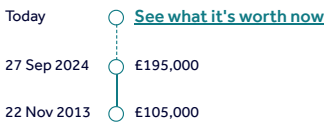


View extension insights

21, Rossall Road, Rochdale OL12 0EG



Flat 3 Leasehold

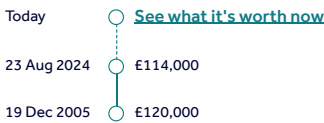


No other historical records.

13, Jacob Bright Mews, Rochdale OL12 6JF



Flat 2 Leasehold

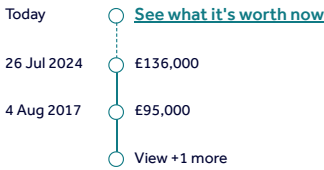


No other historical records.

15, Falinge Manor Mews, Falinge Road, Rochdale OL12 6RU



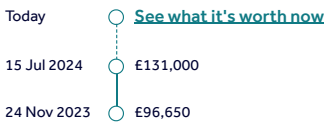
Flat 2 Leasehold



5, Jacob Bright Mews, Rochdale OL12 6JF



Flat 2 Leasehold



No other historical records.

10, The Old Manor, Bentmeadows, Rochdale OL12 6LF



Flat 2 Leasehold

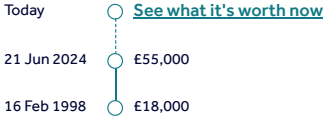


No other historical records.

44, Henderson Street, Rochdale OL12 9RG



Flat 1 Leasehold



No other historical records.

3a, Edward Street, Rochdale OL16 2EJ



Flat Leasehold

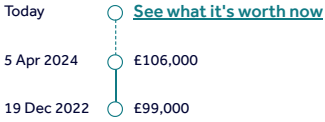


No other historical records.

6, Heights Court, Heights Lane, Rochdale OL12 0AJ



Flat 2 Leasehold

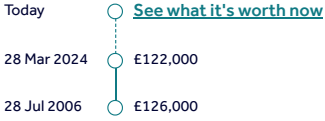


No other historical records.

28, Jacob Bright Mews, Rochdale OL12 6JF



Flat Leasehold



No other historical records.

63, Redcross Street, Rochdale OL12 0NZ



Flat Leasehold



Flats For Sale in OL16 2DL, including sold STC, within 1 miles, don't show retirement >

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10 results

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Map view

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+ Add keyword

1/7

X

£110,000

Heights Court, Cronkeyshaw, Rochdale OL12

Apartment 2 1

0.44 miles

Added on 02/08/2025

Call Contact

Save

1/14

X

£125,000

Offers Over

Jacob Bright Mews, Shawclough, Rochdale, OL12

Apartment 2 1

0.62 miles

SOLD STC

Reduced on 01/08/2025

Call Contact

Save

1/6

X

£125,000

Offers Over

Dell Road, Shawclough, Rochdale, OL12

Apartment 2 1

0.94 miles

SOLD STC

Added on 30/06/2025

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£100,000

LISKEARD CLOSE, Belfield, Rochdale, OL16 2XG

Apartment  2  1

0.67 miles

Added on 05/06/2025

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 Filters (3) 

Show

OL16 2DL

You've hidden this property

Can you tell us why? 

You've hidden this property

Can you tell us why? 

Show

| 1/13



£155,000

Falinge Manor Mews, Shawclough, Rochdale OL12

Apartment  2  2

0.70 miles

Added on 03/04/2025

 Call  Contact



 Save

| 1/10



£135,000

Offers Over

Falinge Road, Rochdale

Flat  2  1

0.42 miles

SOLD STC

Added on 21/02/2025

 Call  Contact



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| 1/12



£120,000

Jacob Bright Mews, Whitworth Road, OL12 6JF

Apartment 2 2

0.65 miles

SOLD STC

Added on 28/01/2025

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Robert Williams
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1/6



£90,000

Newbold Hall Drive, Rochdale

Apartment 2 2

0.77 miles

SOLD STC

Added on 21/12/2024

Call Contact

Save



RECENTLY SOLD NEAR

EX4 by Fulfords



oad, Exeter, Devon, EX...

£140,000
Red Lion Lane, Exeter, Devon, ...

£200,000
Leighton Terrace, Exeter, Devo...

£260,000
Chute Street, Exeter, Devon, E...

£260,000
Clifton Road, Exeter, Devon, E...

£100,00
Heavitr...

fulfords Fulfords
Exeter (City Centre)

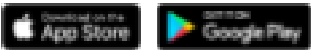
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