



Appendix 2

Past Sale Values

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Alexandra Mill, Uppermill, Saddleworth	2	£189,000.00	Conv	45	£4,200	
Alexandra Mill, Uppermill, Saddleworth	2	£240,000.00	Conv	?		
Bowler Way, Greenfield, Saddleworth	2	£195,950.00	NB	72	£2,722	
Butterworth Way, Oldham	2	£180,000.00	NB	?		
Butterworth Way, Oldham	2	£190,000.00	NB	?		
Fernhill, Grasscroft, Saddleworth	2	£279,000.00	NB	105	£2,657	
Hollyville, Holmfirth Rd, Greenfield	2	£299,950.00	Conv	125	£2,400	
Spring Mill, Uppermill, Saddleworth	2	£175,000.00	NB	61.5	£2,846	
Spring Mill, Uppermill, Saddleworth	2	£275,000.00	Conv	78	£3,526	
Tame Valley Close, Mossley	2	£125,000.00	NB	56	£2,232	
Village Green, Uppermill, Saddleworth	1	£134,995.00	NB	45	£3,000	over 55's
Waters Reach, Mossley	2	£100,000.00	NB	?		
Willow Bank, Uppermill, Saddleworth	1	£125,000.00	Conv	41.6	£3,005	
Willow Bank, Uppermill, Saddleworth	1	£130,000.00	Conv	55.5	£2,342	
Average					£2,893	

**Apartments for sale in and around Value Area 3
(Chadderton Central/Chadderton N/Royton N/Royton S/Crompton/Shaw/St. James/Waterhead/Failsworth E/Saddleworth W & Lees)**

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Acorn Mill, Oldham	2	£124,950.00	Conv	50	£2,499.00	

Albert Street, Royton	2	£79,950.00	PB	76	£1,051.97
Assheton Road, Shaw	2	£85,000.00	PB	64	£1,328.13
Birchinlee Avenue, Royton	2	£80,000.00	PB	58.8	£1,360.54
Chapel Croft, Royton	2	£120,000.00	Conv	48.5	£2,474.23
Fairbourne Walk, Oldham	2	£100,000.00	PB	52.5	£1,904.76
Fields New Road, Chadderton	1	£69,950.00	PB	?	
Fields New Road, Chadderton	1	£74,950.00	PB	39	£1,921.79
High Street, Oldham	2	£100,000.00	PB	?	
Kenyon Lane, Manchester	Studio	£101,495.00	PB	?	
Leegrange Rd, Manchester	2	£79,950.00	PB	?	
Longfellow Crescent, Oldham	2	£75,000.00	PB	72	£1,041.67
Primrose Hill Court, Shaw	2	£104,950.00	PB	55.5	£1,890.99
Queens Rd, Manchester	2	£98,000.00	PB	55	£1,781.82
Rex Court, Grotton, Saddleworth	2	£139,950.00	PB	59.5	£2,352.10
Rochdale Road, Manchester	2	£90,000.00	PB	?	
Shaw Road, Newhey, Rochdale	3	£85,000.00	Conv	50	£1,700.00
Shepherd Street, Oldham	2	£120,000.00	PB	51.5	£2,330.10
Signal Drive, Manchester	2	£105,000.00	PB	?	
Signal Drive, Manchester	2	£95,000.00	PB	?	
Silchester Drive, Manchester	2	£80,000.00	PB	58	£1,379.31
Silchester Drive, Manchester	2	£80,000.00	PB	?	
St Pauls House, Chapel Croft, Royton	2	£119,950.00	Conv	?	
Stansfield Street, Newton Heath	2	£89,950.00	PB	?	
Stansfield Street, Newton Heath	2	£85,000.00	PB	?	
Westridge Chase, Royton	2	£99,950.00	PB	59	£1,694.07
Whitstable Close, Oldham	1	£75,000.00	PB	39.5	£1,898.73

Average **£1,878**

Apartments for sale in and around Value Area 4 (Saddleworth South and Failsworth West)

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Oldham Road, Failsworth	1	£159,995.00	NB	57	£2,806.93	
Oldham Road, Failsworth	2	£94,950.00	Conv	105	£904.29	
Oldham Road, Failsworth	2	£99,950.00	Conv	93.6	£1,067.84	
Sycamore Grove, Failsworth	1	£74,950.00	NB	?		
Average					£1,593	

The Wharf, Wool Rd, Dobcross	1	£120,000.00	Conv	39	£3,076.92	
Outram Mews, Uppermill	1	£131,950.00	NB	37	£3,566.22	Over 55's
Average					£3,322	

Apartments for sale in and around Value Area 5 (Coldsworth/Alexandra/St.Marys/Werneth/Hollinwood/Medlock Vale)

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Barkwell Lane, Ashton Under Lyme	2	£119,950.00	Conv	?		
Boston Street, Oldham	1	£64,950.00	PB	?		
Byron Street, Oldham	2	£40,000.00	PB	41.7	£959.23	By auction
Grange Court, Oldham	2	£79,995.00	PB	63	£1,269.76	Over 50's
Springwood Hall, Ashton Under Lyme	2	£135,000.00	Conv	46.5	£2,903.23	
The Victory, 165 Union Street, Oldham	1	£34,950.00	PB	36	£970.83	

Wellyhole Street, Oldham	2	£122,500.00	PB	?
Woodend House, Atherton St, Springhead	1	£140,000.00	Conv	?

Mill conversion properties currently for sale

		Asking price	£ per m2	Ward
Albion Mill (Willow Bank)	1 bed flat	£130,000.00	£2,342.34	Saddleworth South
Albion Mill (Willow Bank)	1 bed flat	£125,000.00	£3,004.80	Saddleworth South
Alexandra Mill	2 bed flat	£189,000.00	£4,200.00	Saddleworth South
Buckley Mill	2 bed flat	£160,000.00	£2,631.57	Saddleworth South
Spring Mill	2 bed flat	£275,000.00	£3,525.64	Saddleworth South
Spring Mill	2 bed flat	£175,000.00	£2,430.55	Saddleworth South
Average			£3,022.48	

Stone Bottom Mill (The Wharf)	1 bed flat	£139,995.00	£3,888.75	Saddleworth North
Stone Bottom Mill (The Wharf)	1 bed flat	£120,000.00	£3,333.33	Saddleworth North
Hey Lane (Acorn Mill)	2 bed flat	£124,950.00	£2,499.00	Saddleworth West and Lees
Average			£3,240.36	

Sold properties

		Last sold for	Date last sold	Ward
Albion Mill (Willow Bank)	Flat	£125,000.00	Jun-19	Saddleworth South

	Flat	£140,000.00	Oct-18	Saddleworth South
	Flat	£129,995.00	Aug-18	Saddleworth South
	Flat	£119,995.00	Jul-18	Saddleworth South
	Flat	£197,500.00	Oct-17	Saddleworth South
Buckley Mill	Flat	£165,000.00	Apr-19	Saddleworth South
	Flat	£180,000.00	Sep-18	Saddleworth South
	Flat	£124,500.00	Aug-19	Saddleworth South
	Flat	£169,950.00	Aug-17	Saddleworth South
	Flat	£172,500.00	Mar-16	Saddleworth South
Denshaw Vale Works (Corbett Way)	4 bed town house	£378,000.00	Apr-18	Saddleworth North
Diggle Mill (Diggle Mill Cottages)	semi-detached house	£370,000.00	Aug-12	Saddleworth North
	terraced house	£81,000.00	Oct-11	Saddleworth North
	terraced house	£170,000.00	Nov-09	Saddleworth North
	terraced house	£177,000.00	Jun-07	Saddleworth North
Lydgate Mill (Lydgate Fold)	Flat	£139,950.00	Jun-19	Saddleworth South
	Flat	£265,000.00	Nov-18	Saddleworth South
	Flat	£112,000.00	Feb-17	Saddleworth South
	Flat	£110,000.00	Aug-16	Saddleworth South
Hey Lane Mill (Acorn Mill)	Flat	£93,000.00	Mar-18	Saddleworth West and Lees

	Flat	£133,000.00	Feb-18	Saddleworth West and Lees
	Flat	£83,500.00	Feb-18	Saddleworth West and Lees
	Flat	£83,000.00	Jan-18	Saddleworth West and Lees
Royal George Mill (Whitehead Close)	Flat	£131,500.00	Mar-18	Saddleworth South
	Flat	£154,000.00	Jan-17	Saddleworth South
	Flat	£145,000.00	Mar- 11	Saddleworth South
	Flat	£115,000.00	Feb-11	Saddleworth South
Spring Mill	Flat	£300,000.00	Dec-18	Saddleworth South
	Flat	£183,000.00	Nov-17	Saddleworth South
	Flat	£265,000.00	Oct-17	Saddleworth South
	Flat	£260,000.00	Oct-17	Saddleworth South
	Flat	£235,000.00	Sep-14	Saddleworth South
Stone Bottom Mill (The Wharf)	Flat	£110,000.00	Aug-19	Saddleworth North
	Flat	£120,000.00	Feb-19	Saddleworth North
	Flat	£117,500.00	Feb-19	Saddleworth North
	Semi-detached house	£139,950.00	Sep-18	Saddleworth North
	Terraced house	£259,950.00	Sep-18	Saddleworth North
Tame Water Mill (The Mill)	Flat	£205,000.00	Sep-19	Saddleworth North
	Flat	£223,000.00	May-19	Saddleworth North
	Terraced house	£300,000.00	Jan-19	Saddleworth North

	Terraced house	£299,000.00	Dec-18	Saddleworth North
	Flat	£134,000.00	Oct-18	Saddleworth North
Throstle Nest Mill (High Grove Road)	Detached house	£300,000.00	Feb-11	Saddleworth South
Tunstead Clough Mill (Holly Ville Apartments)	Flat	£449,000.00	Apr-18	Saddleworth South
	Flat	£250,000.00	Dec-15	Saddleworth South
	Flat	£287,500.00	Jan-14	Saddleworth South
	Flat	£327,500.00	Mar-18	Saddleworth South
	Flat	£320,000.00	Feb-08	Saddleworth South
Walk Mill	Terraced house	£229,950.00	Apr-18	Saddleworth North
	Terraced house	£215,000.00	Oct-17	Saddleworth North
	Terraced house	£209,950.00	Aug-17	Saddleworth North
	Terraced house	£199,950.00	Jun-16	Saddleworth North
	Semi-detached house	£180,000.00	Aug-14	Saddleworth North
Wright Mill	Detached house	£360,000.00	Jul-19	Saddleworth South