

Market Research

Average Price & Volume of Sales

Source: Land Registry

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£314,300	10	£183,450	10	£147,752	23	£109,625	4	£187,538	47
Total	£314,300	10	£183,450	10	£147,752	23	£109,625	4	£187,538	47

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£291,733	11	£184,345	21	£156,335	43	£105,708	6	£178,234	81
Total	£291,733	11	£184,345	21	£156,335	43	£105,708	6	£178,234	81

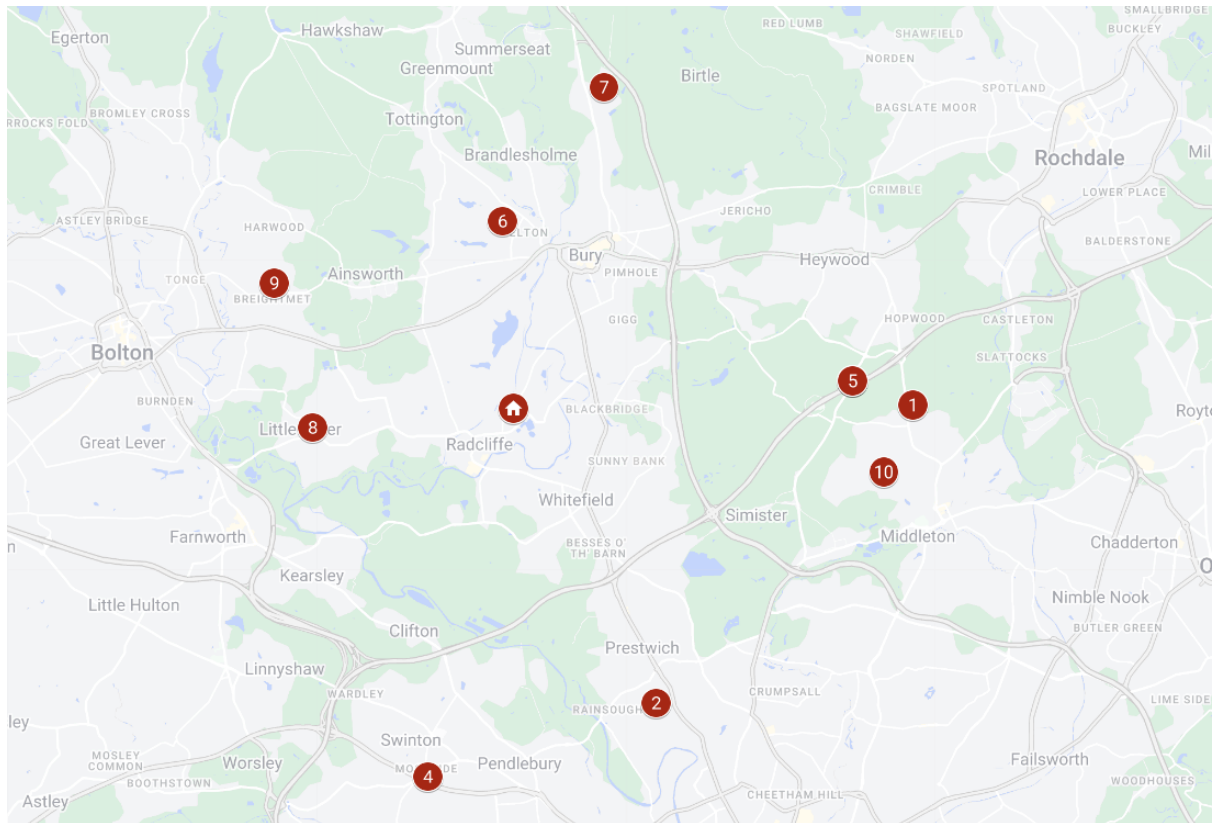
2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£244,272	20	£161,007	22	£122,799	47	£103,000	2	£158,298	91
Total	£244,272	20	£161,007	22	£122,799	47	£103,000	2	£158,298	91

2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£218,071	14	£164,162	12	£116,767	43	£78,750	2	£143,682	71
Total	£218,071	14	£164,162	12	£116,767	43	£78,750	2	£143,682	71

2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£211,364	11	£152,650	20	£106,906	45	£68,250	3	£131,563	79
Total	£211,364	11	£152,650	20	£106,906	45	£68,250	3	£131,563	79

2018	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M26 2	£188,400	5	£155,191	23	£105,684	71	£72,062	4	£119,449	103
Total	£188,400	5	£155,191	23	£105,684	71	£72,062	4	£119,449	103

New Build Availability



New Build Available Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix
1	East Hollinsfield	Taylor Wimpey	M24 6DH	193	2,3,4	Terrace, Semi and Detached
2	The Mount	Bellway	M25 9WX	124	2,3,4	Terrace, Semi and Detached
3	Hopwood Meadow	Bellway	OL10 2QD	156	2,3,4	Terrace, Semi and Detached
4	Birchfield Court	Elan	M27 5SN	18	2,3,4,5	Terrace, Semi and Detached
5	Whittle Brook Park	Anwyl	OL10 2QD	120	2,3,4	Terrace, Semi and Detached
6	Bridleway Grange	Bellway	BL8 1QS	96	2,3,4	Terrace, Semi and Detached
7	Waldmers Wood	Barratt	BL9 6SB	268	2,3,4	Terrace, Semi and Detached
8	Lever Street	Private	BL3 1BA	2	3	Terrace, Semi and Detached
9	Woodland Gardens	Hive	BL2 5FT	28	2,3	Terrace, Semi and Detached
10	Eden Park	First Choice	M24 5LZ	47	2,3,4	Terrace and Semi

Incentives

Scheme ID	Development	Developer	Postcode	Deposit Contribution	Key worker Discount	Assisted Sale	Part Exchange	Mortgage Contribution	Extras	Mortgage Incentive
1	East Hollinsfield	Taylor Wimpey	M24 6DH	£3,500	✓	✓	✓	✓	£5,500	✗
2	The Mount	Bellway	M25 9WX	✗	✗	✓	✗	✓	✗	95% LTV
3	Hopwood Meadow	Bellway	OL10 2QD	✗	✗	✓	✓	✓	✗	95% LTV
4	Birchfield Court	Elan	M27 5SN	✗	✗	✓	✓	✗	✗	✗
5	Whittle Brook Park	Anwyl	OL10 2QD	✗	✗	✗	✓	✗	✗	✗
6	Bridleway Grange	Bellway	BL8 1QS	✗	✗	✓	✓	✗	✗	95% LTV
7	Waldmers Wood	Barratt	BL9 6SB	✗	✓	✗	✓	✗	✗	✗
8	Lever Street	Private	BL3 1BA	✗	✗	✗	✗	✗	✗	✗
9	Woodland Gardens	Hive	BL2 5FT	✗	✗	✗	✗	✗	✗	✗
10	Eden Park	First Choice	M24 5LZ	✗	✗	✗	✗	✗	✗	✗

1. Taylor Wimpey - East Hollinsfield, Middleton

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Dadford	3	Terrace	2	£255,995	753	£340
Dadford	3	Terrace	2	£265,995	753	£353
Flatford	3	Semi	2	£275,995	866	£319
Gosford	3	Semi	2	£284,995	866	£329
Aldenham	3	Detached	2	£329,995	967	£341
Aldenham	3	Detached	2	£339,995	967	£352
Teasdale	4	Detached	2	£403,995	1290	£313
Average Asking Value (ft²)						£334

2. Bellway - The Mount, Prestwich

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Tailor	3	Terrace	2	£329,995	802	£411
Tailor	3	Terrace	2	£334,995	802	£418
Chandler	3	Semi	2	£349,995	951	£368
Fulwood	4	Semi	3	£399,995	1263	£317
Larch	4	Detached	2	£474,995	1293	£367
Scrivener	4	Detached	2	£474,995	1214	£391
Priestley	4	Detached	2	£574,995	1558	£369
Goldsmith	4	Detached	2	£574,995	1513	£380
Average Asking Value (ft²)						£374

3. Bellway - Hopwood Meadows, Heywood

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Tailor Plus	3	Semi	2	£289,995	802	£362
Thespian	3	Detached	2	£314,995	921	£342
Mason	3	Detached	2	£362,995	1059	£343
Farrier	4	Detached	2	£399,995	1151	£348
Scrivener	4	Detached	2	£414,995	1214	£342
Hawthorne	5	Detached	2	£484,995	1635	£297
Lorimer	4	Detached	2	£499,995	1530	£327
Average Asking Value (ft²)						£333

4. Elan - Birchfield Court, Swinton

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Gate House	2	Detached	2	£229,995	747	£308
Coach House	2	Detached	2	£249,995	760	£329
Thurston Max	3	Terrace	2.5	£339,995	1097	£310
Ashley Max	4	Semi	2.5	£394,995	1349	£293
Ashley	4	Semi	2.5	£399,995	1276	£313
Dunham	5	Detached	2.5	£499,995	1461	£342
Average Asking Value (ft²)						£316

5. Anwyl - Whittle Brook Park, Heywood

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Altham	3	Semi	2	£299,995	925	£324
Edgworth	3	Semi	3	£349,995	1210	£289
Dalton	3	Detached	2	£369,995	1112	£333
Higham	4	Detached	2	£399,995	1244	£322
Newburgh	4	Detached	2	£474,995	1447	£328
Tatham	4	Detached	2	£494,995	1510	£328
Average Asking Value (ft²)						£321

6. Bellway - Bridleway Grange, Bury

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Tailor	3	Semi	2	£279,995	802	£349
Cartwright	4	Semi	3	£324,995	1223	£266
Lymner	3	Detached	2	£339,995	921	£369
Baxter	3	Detached	2	£364,995	969	£377
Sawyer	3	Detached	2	£379,995	1069	£355
Farrier	4	Detached	2	£399,995	1151	£348
Scrivener	4	Detached	2	£409,995	1214	£338
Average Asking Value (ft²)						£340

7. Barratts - Waldmers Wood, Bury

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Elerton	3	Detached	2	£289,000	830	£348
Moresby	3	Detached	2	£291,000	854	£341
Kingsville	4	Terrace	3	£306,000	1073	£285
Average Asking Value (ft²)						£321

8. Private Developer - Lever Street, Little Lever, Bolton

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	3	Semi	3	£250,000	1033	£242
Average Asking Value (ft²)						£242

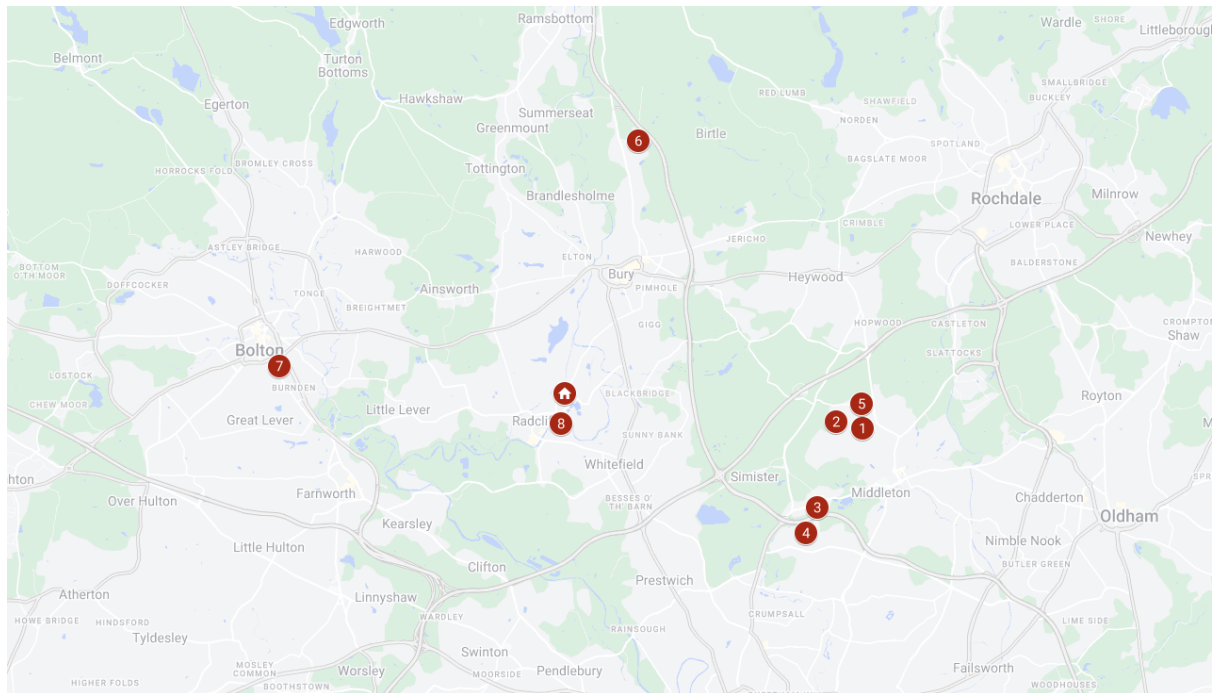
9. Hive Homes - Woodland Gardens, Bolton

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Cornbrook	3	Terrace	2	£225,000	762	£295
Cornbrook	3	Terrace	2	£225,000	762	£295
Cornbrook	3	Terrace	2	£225,000	762	£295
Pomona	2	Terrace	2	£175,000	699	£250
Pomona	2	Terrace	2	£175,000	699	£250
Pomona	2	Terrace	2	£180,000	699	£258
Pomona	2	Terrace	2	£180,000	699	£258
Average Asking Value (ft²)						£273

10. First Choice Homes - Eden Park, Middleton

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft ²)	Gross Asking Price (ft ²)
Lansdown	3	Semi	2	£255,000	898	£284
Lansdown	3	Semi	2	£255,000	898	£284
Average Asking Value (ft ²)						£284

New Build Sold



New Build Sold Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix
1	Willow Park	Keepmoat	M24 5BJ	248	2,3,4	Terrace, Semi and Detached
2	Stainton Drive	Hive Homes	M24 5PD	49	2,3,4	Terrace, Semi and Detached
3	Boothroyden Road	Elan	M24 4TE	67	2,3,4	Terrace, Semi and Detached
4	Boothroyden Road	Elan	M24 4TE	67	2,3,4	Terrace, Semi and Detached
5	Mulberry Lane	Taylor Wimpey	M24 5AN	150	2,3,4	Terrace, Semi and Detached
6	Walmersley Old Road	Anwyl	BL9 6GH	98	2,3,4	Terrace, Semi and Detached
7	Hollins Hall	Rowland Homes	BL2 1NW	81	2,3,4	Terrace, Semi and Detached
8	Bridgewater View	Wiggett	M26 2TW	22	3	Terrace and Semi

1. Keepmoat Homes - Willow Park, Middleton M24 5BJ

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
8	649	2	Terraced	Jan-22	£178,995	649	£276
9	649	2	Terraced	Apr-22	£179,995	649	£277
46	651	2	Terraced	Sep-22	£199,995	651	£307
22	651	2	Terraced	Jun-22	£191,995	651	£295
2	651	2	Semi Detached	Mar-22	£187,995	651	£289
14	832	3	Semi Detached	Oct-22	£234,995	832	£282
11	832	3	Terraced	Apr-22	£215,995	832	£260
26	832	3	Terraced	May-22	£222,995	832	£268
32	851	3	Semi Detached	Jun-22	£229,995	851	£270
19	851	3	Semi Detached	Jul-22	£232,995	851	£274
44	867	3	Detached	Sep-22	£270,995	867	£313
10	867	3	Semi Detached	Apr-22	£224,300	867	£259
5	867	3	Semi Detached	Mar-22	£254,995	867	£294
40	1028	4	Semi Detached	Oct-22	£285,995	1028	£278
42	1028	4	Semi Detached	Oct-22	£279,995	1028	£272
23	1178	4	Semi Detached	Oct-22	£254,995	1178	£216
21	1178	4	Semi Detached	Oct-22	£254,995	1178	£216
6	1178	4	Semi Detached	Feb-22	£226,399	1178	£192
4	1178	4	Semi Detached	Feb-22	£224,300	1178	£190
28	1178	4	Semi Detached	Jan-22	£219,995	1178	£187
30	1178	4	Semi Detached	Jun-22	£233,995	1178	£199
Average Sale Price (ft ²)							£251

2. Hive Homes - Stainton Drive, Middleton M24 5PD

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
14	2B Mews	2	Terraced	Aug-22	£178,950	699	£256
10	2B Mews	2	Terraced	Aug-22	£179,950	699	£257
12	2B Mews	2	Terraced	Aug-22	£178,950	699	£256
16	2B Mews	2	Terraced	Apr-22	£181,950	699	£260
23	3B Mews	3	Semi Detached	Oct-22	£194,950	762	£256
25	3B Mews	3	Semi Detached	Oct-22	£194,950	762	£256
19	3B Mews	3	Semi Detached	Oct-22	£194,950	762	£256
21	3B Mews	3	Semi Detached	Oct-22	£194,950	762	£256
30	3B Mews	3	Terraced	Jul-22	£189,950	762	£249
28	3B Mews	3	Terraced	Jul-22	£188,950	762	£248
3	3B Mews	3	Terraced	May-22	£180,950	762	£237
7	3B Mews	3	Terraced	May-22	£179,950	762	£236
5	3B Mews	3	Terraced	May-22	£178,959	762	£235
48	3B Semi	3	Semi Detached	Sep-22	£202,950	837	£242
43	3B Semi	3	Semi Detached	Sep-22	£203,950	837	£244
46	3B Semi	3	Semi Detached	Sep-22	£202,950	837	£242
39	3B Semi	3	Semi Detached	Sep-22	£203,950	837	£244
56	3B Semi	3	Semi Detached	Sep-22	£203,950	837	£244
41	3B Semi	3	Semi Detached	Aug-22	£203,950	837	£244
2	3B Semi	3	Semi Detached	Aug-22	£200,950	837	£240
34	3B Semi	3	Semi Detached	Jul-22	£200,950	837	£240
32	3B Semi	3	Semi Detached	Jul-22	£200,950	837	£240
20	3B Semi	3	Semi Detached	Jun-22	£200,950	837	£240
18	3B Semi	3	Semi Detached	Jun-22	£200,950	837	£240
22	3B Semi	3	Semi Detached	Jun-22	£200,950	837	£240
24	3B Semi	3	Semi Detached	Jun-22	£200,950	837	£240
13	3B Semi	3	Semi Detached	May-22	£190,950	837	£228
17	3B Semi	3	Semi Detached	May-22	£190,950	837	£228
15	3B Semi	3	Semi Detached	May-22	£190,950	837	£228
4	3B Detached	3	Detached	Aug-22	£228,950	890	£257
50	3B Corner	3	Detached	Sep-22	£238,950	936	£255
52	3B Corner	3	Detached	Sep-22	£238,950	936	£255
9	3B Corner	3	Detached	May-22	£216,950	936	£232
54	4B Detached	4	Detached	Sep-22	£245,950	1185	£208
Average Sale Price (ft ²)							£243

3. Elan Homes - Boothroyden Road, Middleton - MARKET UNITS

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
24	Beeston	2	Semi Detached	Oct-22	£194,995	692	£282
19	Beeston	2	Semi Detached	May-22	£209,995	692	£303
15	Howden	3	Semi Detached	Feb-22	£224,400	750	£299
13	Howden	3	Semi Detached	Feb-22	£224,400	750	£299
1	Howden	3	Terraced	Jul-22	£249,995	750	£333
17	Marford	3	Detached	Feb-22	£274,995	970	£284
Average Sale Price (ft ²)							£299

4. Elan Homes - Boothroyden Road, Middleton - AFFORDABLE UNITS

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
38	Beeston	2	Terraced	Jun-22	£70,588	692	£102
40	Beeston	2	Terraced	Jun-22	£70,588	692	£102
42	Beeston	2	Terraced	Jun-22	£70,588	692	£102
58	Beeston	2	Semi Detached	Mar-22	£70,588	692	£102
56	Beeston	2	Semi Detached	Mar-22	£70,588	692	£102
50	Beeston	2	Semi Detached	Mar-22	£70,588	692	£102
48	Beeston	2	Semi Detached	Mar-22	£70,588	692	£102
54	Howden	3	Semi Detached	Mar-22	£70,588	750	£94
52	Howden	3	Semi Detached	Mar-22	£70,588	750	£94
30	Ripley	3	Semi Detached	Aug-22	£70,588	913	£77
28	Ripley	3	Semi Detached	Aug-22	£70,588	913	£77
34	Ripley	3	Semi Detached	Jun-22	£70,588	913	£77
36	Ripley	3	Semi Detached	Jun-22	£70,588	913	£77
27	Orford	3	Terraced	Mar-22	£70,588	1030	£69
64	Orford	3	Terraced	Mar-22	£70,588	1030	£69
66	Orford	3	Terraced	Mar-22	£70,588	1030	£69
72	Orford	3	Terraced	Mar-22	£70,588	1030	£69
70	Orford	3	Terraced	Mar-22	£70,588	1030	£69
68	Orford	3	Terraced	Mar-22	£70,588	1030	£69
29	Orford	3	Terraced	Mar-22	£70,588	1030	£69
62	Orford	3	Semi Detached	Mar-22	£70,588	1030	£69
60	Orford	3	Semi Detached	Mar-22	£70,588	1030	£69
18	Hebdon	4	Semi Detached	Mar-22	£70,588	1275	£55
16	Hebdon	4	Semi Detached	Mar-22	£70,588	1275	£55
12	Hebdon	4	Semi Detached	Mar-22	£70,588	1275	£55
14	Hebdon	4	Semi Detached	Mar-22	£70,588	1275	£55
Average Sale Price (ft ²)							£75

5. Taylor Wimpey - Mulberry Lane, Middleton M24 5AN

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
38	Dadford	3	Semi Detached	Jun-22	£225,995	753	£300
14	Patterdale	3	Semi Detached	Apr-22	£252,995	818	£309
10	Gosford	3	Semi Detached	Apr-22	£258,995	861	£301
9	Flatford	3	Semi Detached	Aug-22	£258,995	872	£297
7	Flatford	3	Semi Detached	Jun-22	£255,995	872	£294
3	Flatford	3	Semi Detached	Jun-22	£255,995	872	£294
38	Flatford	3	Semi Detached	Mar-22	£275,995	872	£317
23	Lydford	4	Semi Detached	Feb-22	£263,995	1109	£238
25	Lydford	4	Semi Detached	Feb-22	£256,995	1109	£232
19	Lydford	4	Semi Detached	Feb-22	£263,995	1109	£238
8	Kentdale	4	Detached	Mar-22	£324,995	1222	£266
17	Kentdale	4	Detached	Feb-22	£298,995	1222	£245
Average Sale Price (ft ²)							£273

6. Anwyl - Walmersley Old Road, Bury BL9 6GH

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
10	Showdon	3	Terraced	Apr-22	£260,995	1081	£241
7	Showdon	3	Terraced	Apr-22	£243,995	1081	£226
Average Sale Price (ft ²)							£234

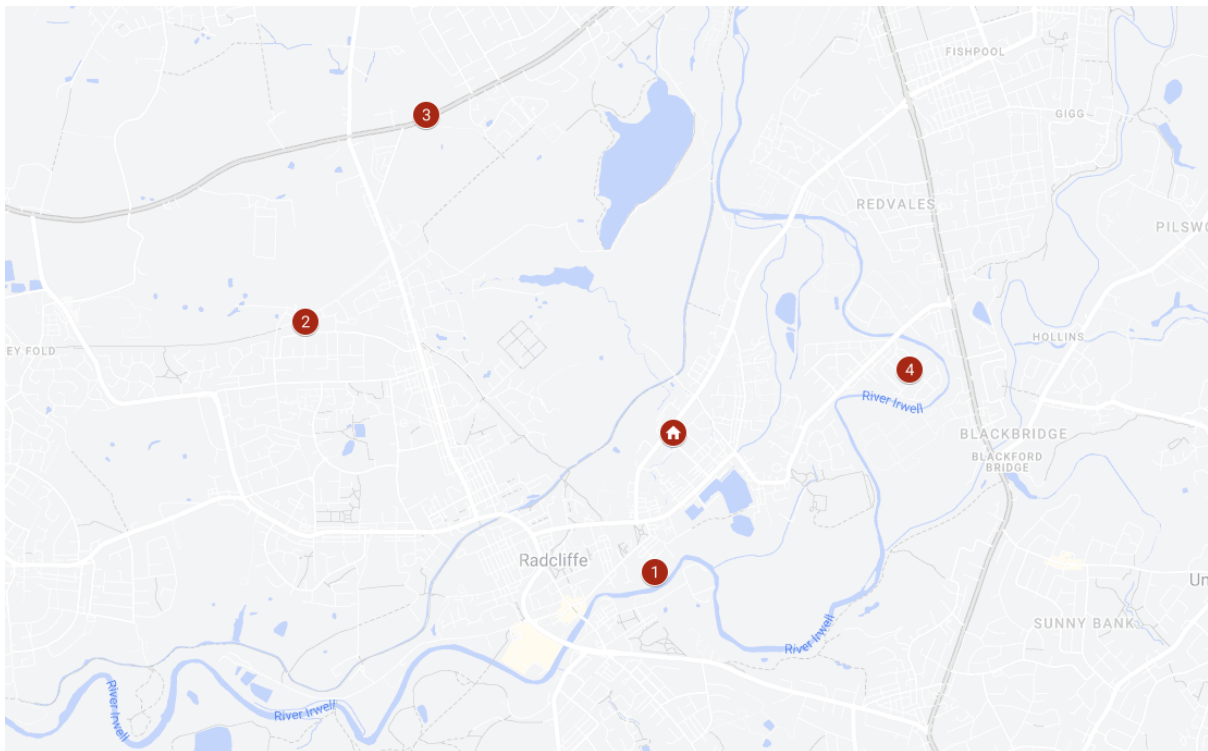
7. Rowland Homes - Hollins Hall, Radcliffe Road, Bolton BL2 1NW

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
6	Burlington	3	Semi Detached	Feb-22	£195,995	799	£245
8	Burlington	3	Semi Detached	Feb-22	£189,995	799	£238
15	Ashgate	3	Semi Detached	Jan-22	£194,995	844	£231
4	Victoria	3	Detached	Feb-22	£212,995	868	£245
2	Bowes	4	Detached	Feb-22	£269,995	1116	£242
1	Renishaw	4	Detached	Jan-22	£285,995	1238	£231
Average Sale Price (ft ²)							£238

8. Wiggett Homes - Bridgewater View, Radcliffe M26 2TW

Plot No.	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
3	Type A	3	Terraced	Sep-18	£142,000	786	£181
7	Type A	3	Terraced	Aug-18	£142,000	786	£181
9	Type A	3	Semi Detached	Aug-18	£142,000	786	£181
17	Type A	3	Terraced	Aug-18	£141,500	786	£180
5	Type B	3	Terraced	Aug-18	£143,500	883	£163
11	Type C	3	Terraced	Aug-18	£142,000	904	£157
10	Type D	3	Semi Detached	Feb-18	£172,500	936	£184
8	Type D	3	Terraced	Mar-18	£172,500	936	£184
12	Type E	3	Terraced	Jun-18	£169,950	969	£175
26	Type G	3	Terraced	May-18	£172,500	980	£176
24	Type G	3	Terraced	Jun-18	£172,000	980	£176
22	Type G	3	Semi Detached	Jun-18	£171,000	980	£174
18	Type G	3	Terraced	Aug-18	£172,500	980	£176
14	Type G	3	Terraced	Jun-18	£167,950	980	£171
20	Type H	3	Terraced	Jun-18	£172,950	1098	£158
16	Type H	3	Terraced	Jun-18	£170,500	1098	£155
19	Type J	3	Terraced	Aug-18	£222,500	1518	£147
21	Type J	3	Semi Detached	Nov-18	£229,950	1518	£151
Average Sale Price (ft ²)							£169

Modern Resales



1. Wiggett - Bridgewater View, Radcliffe M26 2TW

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
19 Bridgewater View	Type J	3	Terraced	Jul-23	£280,000	1518	£184
17 Bridgewater View	Type A	3	Terraced	May-23	£235,000	786	£299
Average Sale Price (ft ²)							£224

2. Bellway - Leander Close, Radcliffe M26 4XA

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
12 Connaught Close	Oakwood	3	Detached	Feb-23	£335,000	1151	£291
17 Codrington Way	Lansdown	3	Detached	Nov-22	£305,000	943	£323
Average Sale Price (ft ²)							£306

3. Bellway - Spen Moor, Bury M26 4JY

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
123 Farm Crescent	Oakwood	4	Detached	Jul-23	£395,000	1151	£343
101 Farm Crescent	Pilkington	3	Semi Detached	Sep-22	£235,000	780	£301
63 Farm Crescent	Pilkington	3	Semi Detached	Dec-22	£188,000	780	£241
Average Sale Price (ft ²)							£302

4. Bellway - Dumers Lane, Radcliffe M26 2TE

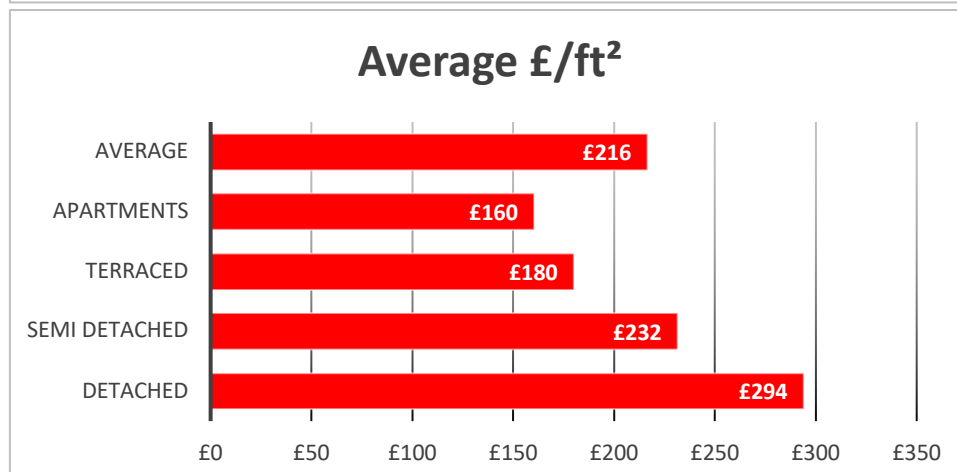
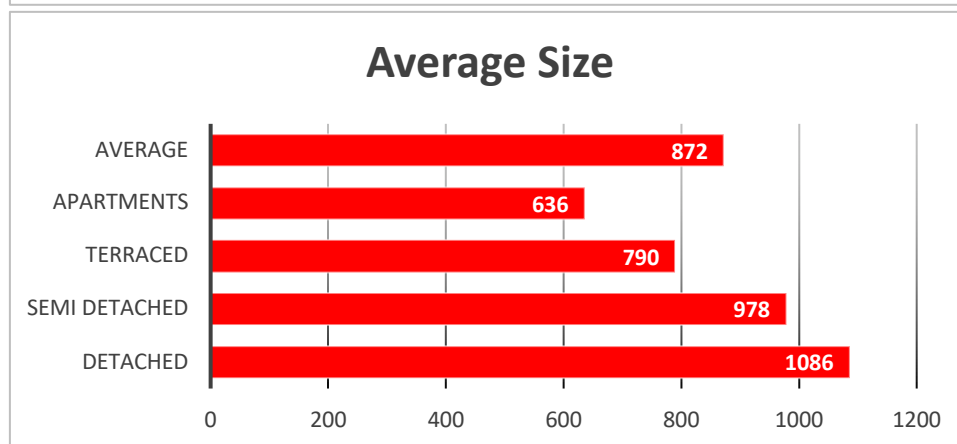
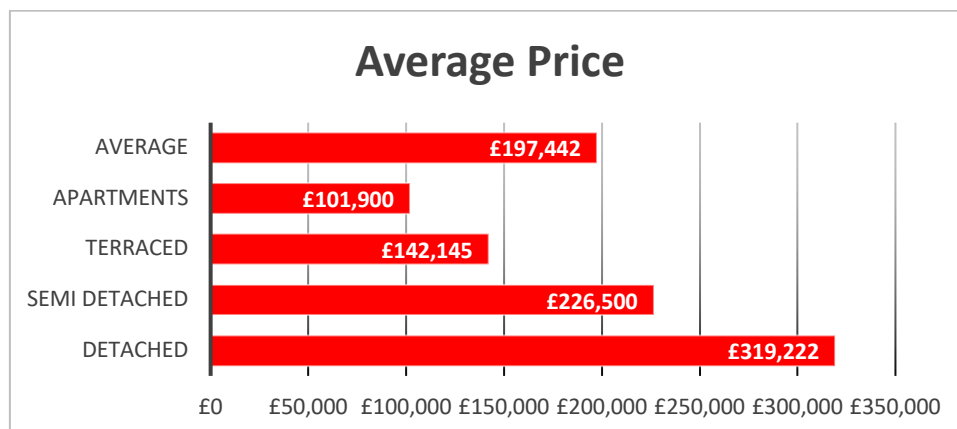
Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
23 Gate Lane	Chatsworth	3	Semi Detached	Jul-23	£222,000	733	£303
46 Dumers Chase	Pilkington	3	Detached	Apr-23	£292,500	780	£375
36 Dumers Chase	Lansdown	3	Detached	Feb-23	£293,000	943	£311
25 Halls Close	Hatfield	3	Detached	Mar-23	£312,500	969	£322
Average Sale Price (ft²)							£327

Second Hand Sales

Search criteria: within 1 miles of postcode M26 2UU. Sales Completed within past 6 months.

Source: HM Land Registry

Type	Average Price	Average Size	Average £/ft ²
Detached	£319,222	1086	£294
Semi Detached	£226,500	978	£232
Terraced	£142,145	790	£180
Apartments	£101,900	636	£160
Average	£197,442	872	£216



Detached

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
595, Manchester Road BL9 9ST	Apr-23	£250,000	3	980	£255
46, Dumers Chase M26 2TH	Apr-23	£292,500		775	£377
25, Halls Close M26 2AG	Mar-23	£312,500		947	£330
17, Glenwood Close M26 1UD	Mar-23	£330,000		1023	£323
36, Dumers Chase M26 2TH	Feb-23	£293,000		936	£313
6, Bentley Close M26 2GS	Feb-23	£420,000		2056	£204
742, Whitefield Road BL9 9PL	Feb-23	£315,000	3	936	£336
3, Park Avenue M26 2GR	Feb-23	£305,000	3	926	£329
75, Riverside Road M26 2PX	Feb-23	£355,000	4	1195	£297
Average		£319,222		1086	£294

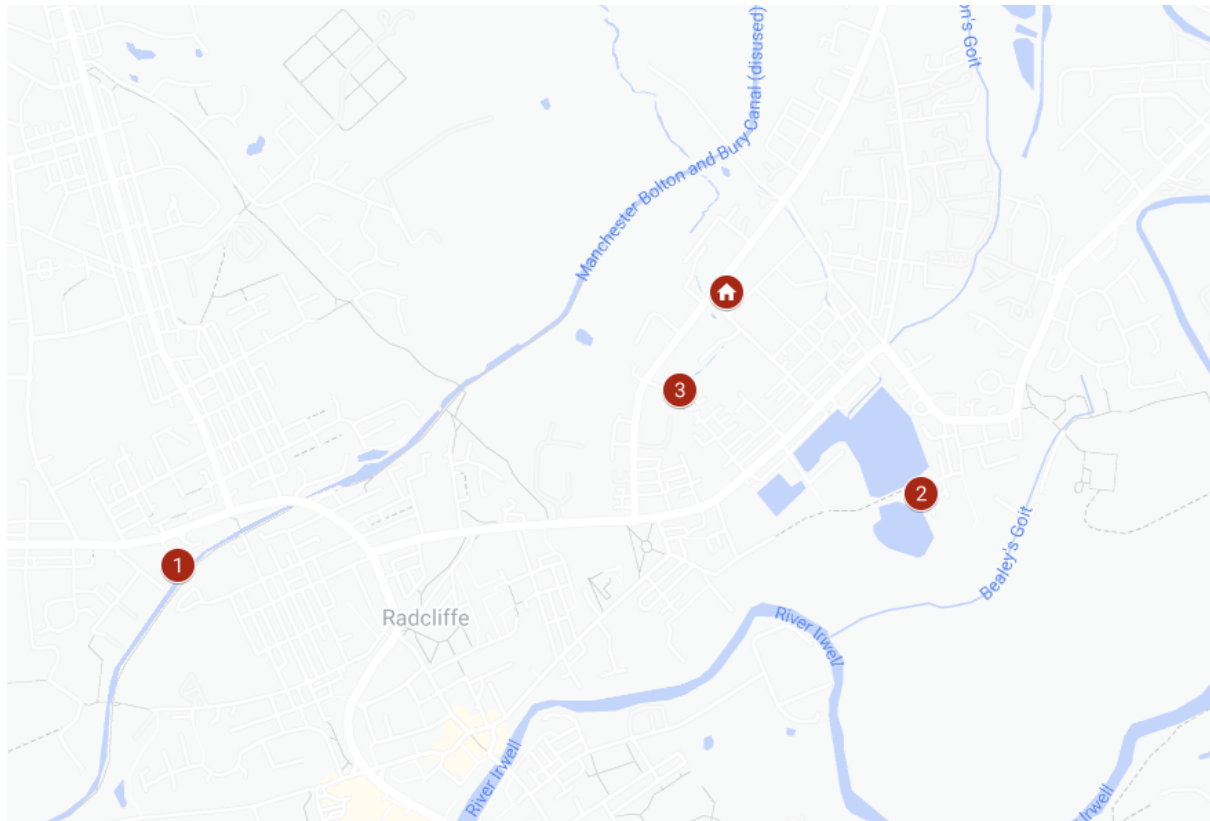
Semi Detached

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
23, Gate Lane M26 2TE	Jul-23	£222,000		743	£299
19, Bridgewater View M26 2TW	Jul-23	£280,000		1518	£184
1, Riverside Road M26 2PX	Jun-23	£165,000	3	538	£307
14, Great Hall Close M26 4DA	Apr-23	£220,000	3	1033	£213
78, Bury Road M26 2UU	Feb-23	£250,000	3	1130	£221
11, Belgrave Drive M26 4DH	Feb-23	£270,000	3	1087	£248
20, Ripon Close M26 2QL	Jan-23	£165,000	3	753	£219
22, Wilton Gardens M26 2UP	Jan-23	£240,000		1023	£235
Average		£226,500		978	£232

Terraced

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
12, Whittaker Street M26 2TD	Jun-23	£163,000	3	904	£180
14, Cock Clod Street M26 2PS	Jun-23	£93,000	3	710	£131
5, Rigby Avenue M26 2XD	Jun-23	£190,000	2	872	£218
60, Bury Street M26 2QB	Jun-23	£173,000	2	678	£255
78, Bright Street M26 2XX	May-23	£110,000	3	495	£222
14, Bridgewater View M26 2TW	May-23	£235,000		980	£240
29, Cross Lane M26 2QZ	May-23	£100,000	3	700	£143
5, Oakwood Grove M26 2YL	Apr-23	£205,000	3	1044	£196
44, Bury Street M26 2QB	Mar-23	£138,000	3	980	£141
34, Wellington Street M26 2RW	Mar-23	£100,000	3	753	£133
13, Schofield Street M26 2UQ	Mar-23	£135,000	2	818	£165
26, Farcroft Avenue M26 2XJ	Feb-23	£172,250	3	614	£281
1, East Street M26 2PN	Feb-23	£160,000	3	753	£212
12, East Street M26 2PW	Feb-23	£125,000	3	797	£157
3, Eastbrook Avenue M26 2RT	Jan-23	£107,500	2	689	£156
15, Barlow Street M26 2SU	Jan-23	£120,000	3	689	£174
155, Bury Road M26 2XA	Jan-23	£109,000	3	807	£135
111, Spring Lane M26 2SZ	Jan-23	£145,000	3	1001	£145
71, Holland Street M26 2RE	Jan-23	£120,000	3	721	£166
Average		£142,145		790	£180

Apartments



Map ID	Address	Post code	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
1	17, Canalside M26 3BS	M26 3BS	Jun-23	£90,500	2	614	£148
	3, Canalside M26 3BS	M26 3BS	Apr-23	£95,000	2	549	£173
	4, Canalside M26 3BS	M26 3BS	Jan-23	£110,000	2	721	£153
2	22, Church Street East M26 2PG	M26 2PG	Apr-23	£71,000	2	563	£126
	12, Church Street East M26 2PG	M26 2PG	Jul-23	£90,500	2	581	£156
3	36, Newbridge Close M26 2WB	M26 2WB	Jan-23	£127,000	2	624	£203
	37, Newbridge Close M26 2WB	M26 2WB	Aug-23	£110,000	2	840	£131
Average				£99,143		642	£155

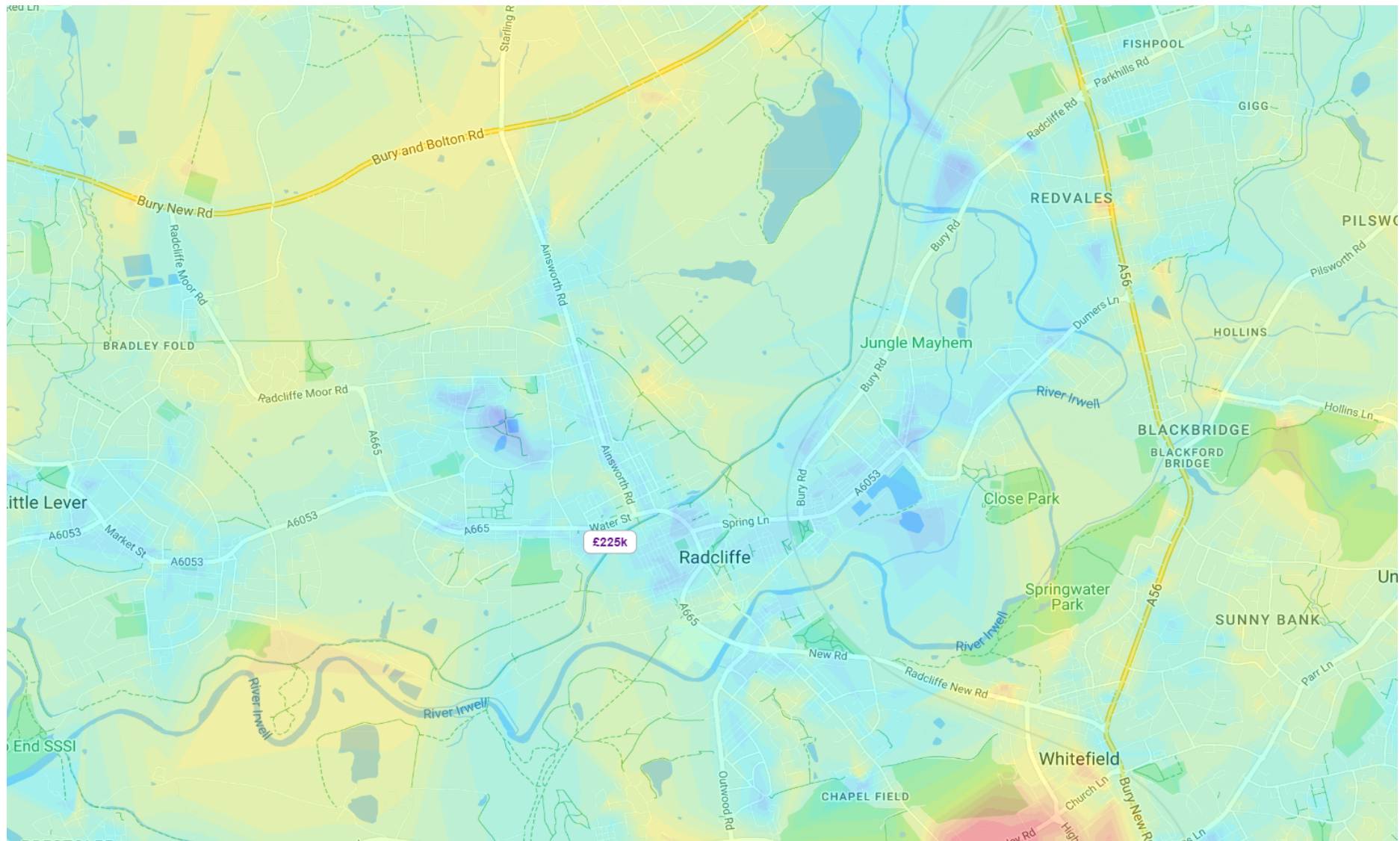
Second Hand Available

Search criteria: Modern houses for sale within 1 mile of postcode M26 2UU

Source: www.rightmove.co.uk

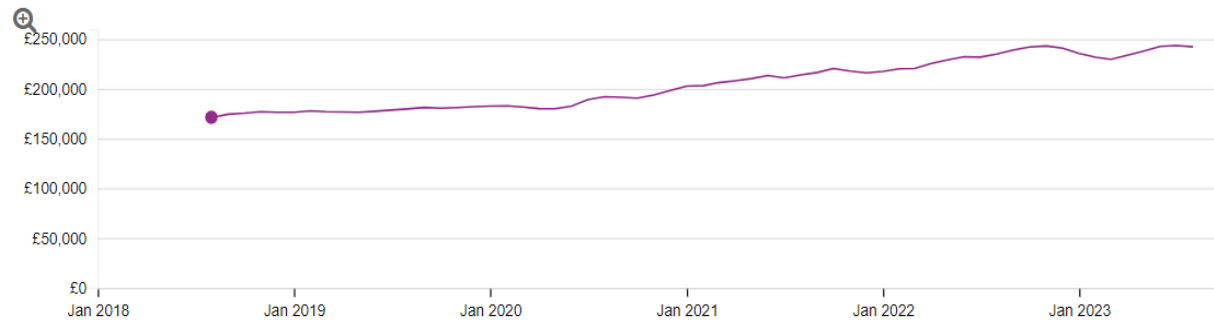
Address	Type	Bedrooms	Price
Ruskin Street, Radcliffe	Semi	3	£170,000
Chesnut Fold, Radcliffe	Detached	4	£399,995
Back Dumers Lane, Radcliffe	Detached	4	£350,000
Bury Road, Radcliffe	Semi	3	£275,000
Great Hall Close, Radcliffe	Semi	3	£265,000
Bury Road, Radcliffe	Semi	3	£250,000
Bury Road, Radcliffe	Semi	3	£245,000
Bury Road, Radcliffe	Semi	3	£230,000
Bury Road, Radcliffe	Terrace	3	£220,000
Shirebrook Drive, Radcliffe	Semi	3	£215,000
Wilton Garden, Radcliffe	Terrace	3	£210,000
Landore Close, Radcliffe	Semi	3	£200,000
Farcroft Avenue, Radcliffe	Terrace	2	£190,000
Bury Road, Radcliffe	Terrace	2	£185,000
Whittaker Street, Manchester	Terrace	2	£175,000
Ruskin Street, Radcliffe	Semi	3	£170,000
Bright Street, Radcliffe	Terrace	3	£165,000
Orkney Close, Radcliffe	Terrace	2	£160,000
Cock Clod Street, Radcliffe	Terrace	3	£150,000
Spring Lane, Radcliffe	Terrace	2	£139,995
Jones Street, Radcliffe	Terrace	2	£100,000

Property Price Heat Map

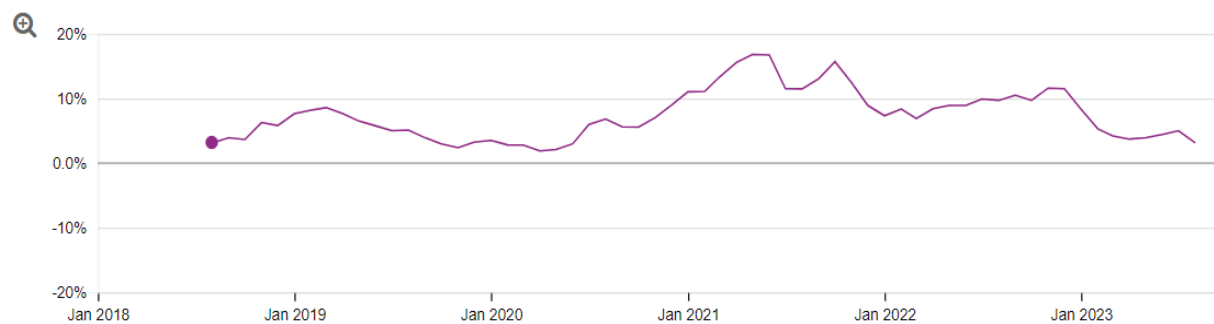


Average price by type of property in Bury

Source: HM Land Registry



Percentage change (yearly) in Bury



Price Trends – M26 2UU

Market Characteristics	Bury	National
Market Size Indicator: no. of transactions	12,885	4,886,506
Market Size Indicator: total no. of properties	84,550	25,000,000
Market liquidity Indicator: transactions / properties	15.24%	19.55%
Market Growth Indicator: new homes built	259	570,561
Market Growth Indicator: new builds / transactions	2.01%	11.68%

Growth Rate	Bury	National
5 year house price growth	3.10%	6.90%
Last 12 months house price growth	3.10%	5.40%

Average House Prices

Source: HM Land Registry

Postcode Area – M26 2UU

Property Type	Aug-18	Aug-23	Change
Detached	£299,856	£364,000	21%
Semi	£149,957	£207,786	39%
Terraced	£110,589	£163,000	47%
Flat	£141,991	£112,625	-21%
All	£163,917	£181,357	11%