



Appendix 4

Economic Assessment Spreadsheet

Employment Spreadsheet

Overall Rating Key

	High
	Medium
	Low

Name in 1992 pub. gaz.	Address	Floor Area (m ²)	Condition	Existing Use	Yield 12% Price per Sq. Ft.	Allocation	Physical Constraints (-5 to +5)					Economical potential (-5 to +5)		Rating axis (y-axis)	Blended Score	Overall Rating
							Heritage Considerations	Condition	Suitability for B2/B8 Use (incl. consideration of site context)	Description of servicing, facilities, and other relevant aspects	Rating (x-axis)	Allocation	Strategic Location			
Ace Mill	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	28880	Good	E/B8	x	Yes	5.00	2.50	2.00	Reasonable amount of curtilage area to south of main service and storage area, area to north used for both servicing and car parking. Excellent access to wider road network (very close to M60).	3.2	5.00	5.00	5.00	4.08	High
Adelaide Mill	Gould Street, Oldham, OL1 3PW	4000 est	Good	E/B8	£2.9 psqft	Yes	5.00	2.50	1.00	Reasonable amount of curtilage, used for car parking. Site has relatively good access to wider road network and can be accessed by HGVs, although only a small number due to size of curtilage.	2.8	1.67	0.00	0.84	1.83	Medium
Albert Mills	Albert Street, Hollins, Oldham, OL8 3QP	8220	Good	E	x	Yes	5.00	2.50	4.00	Already converted to office units. Extensive amount of curtilage used for car parking following conversion of mill to a business centre / office complex. Excellent access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Alliance Mill	Brown Street, Oldham, OL1 3QH	1546	Poor	B2	x	No	5.00	-2.50	-3.00	Poor, small amount of curtilage and limited access	-0.2	-1.67	0.00	-0.84	-0.50	Low
Austerlands Mill	Huddersfield Road, Austerlands, Oldham, OL4 3QD	1235	Fair	E/B8	x	No	5.00	0.00	1.00	Good amount of curtilage, used at present for some parking / service area. Very good access to wider road network, egress straight onto A62. Site can be accessed by large vehicles with good amount of space for turning etc.	2.0	-5.00	-5.00	-5.00	-1.50	Low
Bee Mill	Shaw Road, Royton, Oldham, OL2 6EF	11636	Good	E/B8	x	Yes	5.00	2.50	3.00	Large amount of curtilage, majority of which is used for servicing. Good road access especially for HGVs and good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High

Belgrave Mill	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	Good	B2/B8	£18 psqft / £196 psqm	Yes	5.00	2.50	3.00	Large amount of curtilage, adequate road access, although the immediate surrounding roads couldn't cope with large volume of HGVs. Part of an existing employment area	3.5	1.67	0.00	0.84	2.17	High
Bell Mill	Claremont Street, Hathershaw, Oldham, OL8 3EJ	20559	Good	E/B8	x	No	5.00	2.50	3.00	Large amount of curtilage, used as formal car parking and service area. Good access to main road network and site is accessible for larger vehicles.	3.5	-1.67	0.00	-0.84	1.33	Medium
Briar Mill	Beal Lane, Shaw, OL2 8PH	25646	Good	B8	x	Yes	5.00	2.50	3.00	Good amount of curtilage, although shared with adjacent Lilac Mill with good access to wider road network. Majority of curtilage used for loading and unloading HGVs, thus it is evident that the site can be used by larger vehicles.	3.5	1.67	5.00	3.34	3.42	High
Britannia Mill	Britannia Street, Oldham, OL1 3QB	2799	Fair	Mixed Use	x	No	5.00	0.00	-3.00	Limited amount of curtilage and car parking. The surrounding streets are narrow with resultant difficulties for access by HGVs. In an employment area within the town centre boundary	0.7	-1.67	0.00	-0.84	-0.08	Low
Cairo Mill	Greenacres Road, Waterhead, Oldham, OL4 3EX	17239	Good	E/B8	x	No	5.00	2.50	4.00	Large amount of curtilage used predominantly as formalised parking with service area to the front of the site. Located in an existing employment area and grouped with Longrange (Orme) and Majestic Mills. Good access to wider road network and site is accessible for larger vehicles.	3.8	-1.67	0.00	-0.84	1.50	Medium
Delta Mill	New Coin Street, Royton, Oldham, OL2 6JZ	11172	Good	E	x	No	5.00	2.50	2.00	Good amount of curtilage, majority used for formalised car parking. The site can be accessed by large vehicle with access road around the perimeter of the building. Located in an existing employment area with reasonable access to wider road network, although the surrounding streets unsuited for continuous use by HGV traffic	3.2	-1.67	5.00	1.67	2.42	High
Dob Lane End Mill	Morton Street, Failsworth, Oldham, M35 0FA	1553	Good	E / B2	x	No	5.00	2.50	2.00	Reasonable amount of curtilage adequate amount of parking. In existing employment area with good access for HGVs and well located to main road network	3.2	-1.67	5.00	1.67	2.42	High

Duke Mill	Refuge Street, Shaw, Oldham, OL2 8QP	15750	Good	B8	x	No	5.00	2.50	4.00	Good amount of curtilage used for car parking and servicing. Good access to wider road network, site can be accessed by larger vehicles with space on site for multiple vehicles.	3.8	-1.67	5.00	1.67	2.75	High
Earl Mill	Dowry Street, Hathershaw, OL8 2PF	15468	Good	E	£6.8 psqft	Yes	5.00	2.50	4.00	Large amount of curtilage, predominantly used as formalised car parking, service area situated to the eastern side of the mill. Site has good access to wider road network and is accessible to larger vehicles.	3.8	1.67	0.00	0.84	2.33	High
Elm Mill	Linney Lane, Shaw, OL2 8HB	17148	Good	E/B8	x	Yes	5.00	2.50	3.00	Small amount of curtilage, although shared with adjacent and adjoining industrial buildings and is part of a large employment site. Curtilage mainly used a service area and access to other adjoining buildings. Good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Falcon Mill	Victoria Street, Chadderton, Oldham, OL9 0HB	4660	Good	E	£0.20 psqft	No	0.00	2.50	3.00	Good amount of curtilage used for parking at present. Adjacent to Manor Mill but situated in a residential area, good access to wider road network.	1.8	-1.67	5.00	1.67	1.75	Medium
Fir Mill	High Barn Street, Royton, Oldham, OL2 6RW	23662	Good	E/B8	x	Yes	5.00	2.50	2.00	Reasonable amount of curtilage, provides limited amount of parking as majority of land is used for access to the rear of the site. Poor access between two rows of terraced properties.	3.2	1.67	5.00	3.34	3.25	High
Forge Mill	Greenacres Road, Oldham, OL4 1HA	3813	Good	E	x	Yes	5.00	2.50	1.00	Adequate amount of curtilage currently used for car parking, good access to wider road network, lack of space on site for larger vehicles.	2.8	1.67	0.00	0.84	1.83	Medium
Fountain Mill	Stampstone Street, Oldham, OL1 3LJ	3360	Poor	Building vacant but part of B2 site.	x	Yes	5.00	-2.50	1.00	Limited curtilage area. The mill is part of a large industrial site but the building appears to be vacant. Site has good access to wider road network.	1.2	1.67	0.00	0.84	1.00	Medium
Gatehead Mill	Delph New Road, Delph, Oldham, OL3 5DB	2673	Poor	E/B2/B8	x	Yes	5.00	-2.50	2.00	Small amount of curtilage used for parking. Access and curtilage shared between adjacent industrial buildings. The site has reasonable access to wider road network but within a rural setting.	1.5	1.67	-5.00	-1.67	-0.08	Low

Gorse Mill No.1	Gorse Street, Chadderton, Oldham, OL9 9QL	19020	Good	E/B8	x	Yes	5.00	2.50	3.00	Large amount of curtilage, formalised parking to the west with large service area to the rear (northern side) of the building. Excellent access to wider road network and site is easily accessible for larger vehicles.	3.5	5.00	5.00	5.00	4.25	High
Grape Mill	New Coin Street, Royton, Oldham, OL2 6JZ	28109	Fair	B2/B8	x	No	5.00	0.00	2.00	Good amount of curtilage, however, due to arrangement of the site, might be an issues in terms of access for multiple large vehicles. Majority of the curtilage used for parking and siting of machinery. Reasonable access to wider road network and part of an existing employment area.	2.3	-1.67	5.00	1.67	2.00	Medium
Greenfield Mill	Holmfirth Road, Greenfield, Oldham, OL3 7NB	79240	Poor	E/B2/B8	x	No - but identified as a major developed site in the green belt	5.00	-2.50	-2.00	Large amount of curtilage space. The site is currently vacant and within a rural setting. The surrounding narrow rural roads not ideal for HGVs	0.2	-1.67	-5.00	-3.34	-1.58	Low
Greengate Mill	Sefton Street, Chadderton, Oldham, OL9 7LX	2560	Good	E	x	Yes	5.00	2.50	2.00	Limited amount of curtilage, majority of parking is on street. The mill buildings are small in size (terraced arrangement). Good access to wider road network but no on site access for large vehicles / HGVs	3.2	5.00	5.00	5.00	4.08	High
Haybottoms Mill	Oak View Road, Greenfield, Oldham, OL3 7EP	2765	Good	E/B8	x	Yes	5.00	2.50	2.00	Good amount of curtilage, very good access to wider road network. Semi-rural location, surrounded by residential uses.	3.2	1.67	-5.00	-1.67	0.75	Medium
Heron Mill	Heron Street, Hollins, Oldham, OL8 4JS	20539	Very Good	E/B8	x	No	5.00	5.00	3.00	Relatively large amount of curtilage, used for parking and service area. The site has 4 access points with good access to road network and accessible by HGVs. Site located in a predominantly residential area.	4.3	-5.00	5.00	0.00	2.17	High
Ivy Mill	Mitre Street, Failsworth, Oldham, M35 9BY	15011	Good	E	£20 psqft (Business Centre)	Yes	5.00	2.50	3.00	Relatively large amount of curtilage, large area to the north used for formalised car parking, with other areas used for servicing. Site has very good access to wider road network and is accessible for large vehicles.	3.5	1.67	5.00	3.34	3.42	High

Jubilee Mill	Brideoake Street, Waterhead, Oldham, OL4 2HA	1445	Poor	Vacant	x	No	5.00	-2.50	-1.00	Relatively small amount of curtilage, would be adequate for car parking but limited servicing / manoeuvring space. Two access points, although access for large vehicle appears difficult. Good access to wider road network.	0.5	-1.67	0.00	-0.84	-0.17	Low
Jubilee Mill (Fulling)	Off Milnrow Road, Shaw, Oldham, OL2 8BX	3043	Very Bad	Vacant	x	No	5.00	-5.00	-5.00	Reasonable amount of curtilage, although it is predominantly overgrown given derelict nature of the site. Poor access arrangements, particularly for HGVs / large vehicles.	-1.7	-1.67	5.00	1.67	0.00	Medium
Kinders Lane Mill	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	3394	Fair	Sui Generis	x	Yes	5.00	0.00	0.00	Good amount of curtilage, all of which is laid to hardstanding. Poor access arrangements, particularly for large vehicles / HGVs. Predominantly surrounded by residential uses with industrial area to the north of the site.	1.7	1.67	-5.00	-1.67	0.00	Medium
Knarr Mill	Oldham Road, Delph, Oldham, OL3 5RQ	3282	Good	Sui Generis	x	No	5.00	2.50	0.00	Good amount of curtilage, although some is to the front and some at the rear. Good access to wider road network with adequate access into the site.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Lane End Mill	Holden Fold Lane, Royton, Oldham, OL2 5LW	1877	Good	E	x	No	5.00	2.50	1.00	Limited amount of curtilage, shared access to site with other employment uses to the rear. The site has reasonably good access to wider road network and appears accessible to larger vehicles / HGVs.	2.8	-1.67	5.00	1.67	2.25	High
Lilac Mill	Beal Lane, Shaw, OL2 8PJ	40776	Good	B8	x	Yes	5.00	2.50	3.00	Good amount of curtilage, although shared with Briar Mill and adjoining industrial buildings, mainly used for service yard (loading and unloading HGVs). Good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Lily Mills	Linney Lane, Shaw, OL2 8HB	No. 1 24376 No. 2 21884	Good	B8	x	Yes	5.00	2.50	4.00	Adequate amount of curtilage mainly used for car parking although site merges with adjacent and adjoining buildings, thus making one large industrial / commercial site. Good access to wider road network	3.8	1.67	5.00	3.34	3.58	High

Longrange Mill	Greenacres Road, Waterhead, Oldham, OL4 3NS	11295	Fair	E/B8	£5 psqft	No	5.00	0.00	3.00	Adequate amount of curtilage, small parking area to the front (north-east corner) with access road along western elevation. Good access to wider road network and the site is accessible for larger vehicles / HGVs.	2.7	1.67	0.00	0.84	1.75	Medium
Lumb Mill	Huddersfield Road, Delph, Oldham, OL3 5DF	3863	Good	E	x	Northern mill building in mixed use area, southern mill building in an employment allocation	5.00	2.50	0.00	Small amount of curtilage, mainly used as a service area, but curtilage is shared with other industrial buildings. Good access to wider road network.	2.5	1.67	-5.00	-1.67	0.42	Medium
Majestic Mill	Dunham Street, Waterhead, Oldham, OL4 3NT	20346	Fair		£5 psqft		5.00	0.00	2.00	Adequate amount of curtilage, most of which used for servicing. Good access to wider road network and reasonable access arrangements for HGVs / large vehicles	2.3	-1.67	0.00	-0.84	0.75	Medium
Malta Mill	Mills Hill Road, Chadderton, Oldham, M24 2EE	18364	Good	B8	£0.80 - £1.12 psqft (Storage)	No	5.00	2.50	2.00	Small amount of curtilage, mainly used for car parking and servicing. Relatively good access to wider road network.	3.2	-1.67	5.00	1.67	2.42	High
Marlborough Mill (No. 1)	Mellor Street, Failsworth, Oldham, M35 0HT	25965	Good	B8	x	No	5.00	2.50	4.00	Large amount of curtilage, used for both formalised parking but mainly for storage and servicing. Site is easily accessible for larger vehicles (HGVs). Site has very good access to wider road network. Site adjacent to large supermarket and residential uses, but is located in a broadly a mixed use area.	3.8	-1.67	5.00	1.67	2.75	High
Morton Mill	Morton Street, Failsworth, Oldham, M35 0BN	3589	Poor	E	x	No	5.00	-2.50	0.00	Adequate amount of curtilage, good amount of space for car parking, with very good access to wider road network. Subject to significant fire damage	0.8	-1.67	5.00	1.67	1.25	Medium

Oak View Mills	Manchester Road, Greenfield, Oldham, OL3 7HG	5764	Good	E/B8	x	Yes	5.00	2.50	1.00	Small amount of curtilage, used for car parking and small service area. Very good access to the wider road network, although access to the site for larger vehicles only possible to the service area off the A635	2.8	1.67	-5.00	-1.67	0.58	Medium
Osborne Mill	Waddington Street, Chadderton, Oldham, OL9 6QH	19787	Good	E/B8	£4.10 psqft	No	5.00	2.50	3.00	Reasonable amount of curtilage, but fairly small in comparison to the size of the mill buildings. Within an existing employment area site accessible for larger vehicles. Relatively good access to wider road network.	3.5	-1.67	0.00	-0.84	1.33	Medium
Paradise Mill	Bell Street, Oldham, OL1 3QA	1286	Fair	E/B2	x	No	5.00	0.00	1.00	Limited curtilage area. The mill lies in an existing employment area within Oldham Town centre, on street parking and reasonable access to wider road network.	2.0	-1.67	0.00	-0.84	0.58	Medium
Pingle Mill	Pingle Lane, Delph, Oldham, OL3 5EX	2820	Good	E/B8	x	No	5.00	2.50	0.00	Small amount of curtilage, used for car parking at present. Main access road is off Denshaw Road and access to wider road network is relatively good, although access to the site is via a narrow country lane.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Prince of Wales Mill	Vulcan Street, Oldham, OL1 4EP	294	Good	E	x	No	5.00	2.50	-3.00	Limited curtilage with no on-site parking available. Good access to surrounding road network. Adjacent to terraced dwellings with industrial estate to the rear of the site.	1.5	-1.67	0.00	-0.84	0.33	Medium
Ram Mill	Gordon Street, Chadderton, Oldham, OL9 9RJ	19064	Good	E/B8	£12.50 psqft	Yes	5.00	2.50	4.00	Good amount of curtilage, used for parking and servicing. Site is easily accessible for larger vehicles and site has excellent access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Rasping Mills	Millgate, Delph, Oldham, OL3 5DG	10844	Fair	B2/B8	x	Yes	0.00	0.00	0.00	Small amount of curtilage, mainly used for servicing. Access to the site appears compromised for larger vehicles. Relatively good access to wider road network however site is semi-rural.	0.0	1.67	-5.00	-1.67	-0.83	Low
Raven Mill	Raven Avenue, Chadderton, Oldham, OL9 8PW	19753	Good	B8	x	No	5.00	2.50	4.00	Large amount of curtilage, used for both formalised parking and servicing, large service dock on south elevation. Site has very good access to wider road network.	3.8	-1.67	5.00	1.67	2.75	High

Slackcote Mills	Slackcote Lane, Delph, Oldham, OL3 5TW	2062	Good	E/B8	x	No	5.00	2.50	0.00	Small amount of curtilage currently used for car parking and service area. Good access to the wider road network. Rural location.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Springfield Mills	Moss Lane, Royton, Oldham, OL2 6HR	1144	Good	E	x	Yes	5.00	2.50	2.00	Limited amount of curtilage shared with adjacent industrial units. Adequate access to wider road network.	3.2	1.67	5.00	3.34	3.25	High
Springfield Works	Samuel Street, Failsworth, Oldham, M35 0GA	2234	Good	Mixed Use	x	No	5.00	2.50	-2.00	Limited amount of curtilage only suitable for car parking. Mill buildings make up a small industrial estate but surrounded by residential uses. Close to main A-road network but immediate road network is made up of small narrow residential streets, not ideally suited for larger vehicles / HGVs.	1.8	-5.00	5.00	0.00	0.92	Medium
Stockfield Mill	Stockfield Road, Chadderton, Oldham, OL9 9ES	13996	Good	E	x	Yes	5.00	2.50	3.00	Reasonable amount of curtilage predominantly used for car parking. Site has good access to wider road network and reasonable access arrangements.	3.5	1.67	5.00	3.34	3.42	High
Swan Mill	Foxdenton Lane, Chadderton, Oldham, M24 1QG	26229	Good	B2/B8	x	Yes	5.00	2.50	4.00	Large amount of curtilage with a small area of formalised parking whilst majority of the curtilage is used for servicing. Site is easily accessible for larger vehicles. Good access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Thornham Mill	Oozewood Road, Royton, Oldham, OL2 5SJ	6904	Poor	Vacant	x	No	5.00	-2.50	2.00	Reasonable amount of curtilage, majority of which comprises of hardstanding. Relatively good access to wider road network. Predominantly surrounded by residential uses	1.5	-5.00	5.00	0.00	0.75	Medium
Vale Mill (Chamber Road)	Chamber Road, Hollins, Oldham, OL8 4PX	12518	Good	E	x	Yes	5.00	2.50	3.00	Relatively large amount of curtilage, majority is used as formalised car parking. Two site access points with very good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Vale Mill (Stockfield Road)	Stockfield Road, Chadderton, Oldham, OL9 9LU	2412	Good	Sui Generis / B2	x	Yes	5.00	2.50	3.00	Good amount of curtilage, site accessible for larger vehicles, good access to wider road network and located in an existing employment area.	3.5	1.67	5.00	3.34	3.42	High

Vine Mill	Middleton Road, Royton, Oldham, OL2 5LN	17358	Fair	Potentially vacant	x	No	5.00	0.00	1.00	Reasonable amount of curtilage, mainly at the rear of the building, small amount of parking to the front. Relatively good access to the wider road network and within an existing employment area close to Grape, Delta and Lane End Mills.	2.0	1.67	0.00	0.84	1.42	Medium
Warth Mill	Huddersfield Road, Diggle, Oldham, OL3 5PS	7664	Good	E	x	Yes	5.00	2.50	2.00	Adequate amount of curtilage, predominantly used for car parking. Semi-rural location. Adequate access to wider road network, although access to site for larger vehicles may be difficult.	3.2	1.67	-5.00	-1.67	0.75	Medium
Waterside Mill	Waterside, Greenfield, Oldham, OL3 7NH	6100	Good	E	x	Yes	5.00	2.50	0.00	Small amount of curtilage, shared partially with neighbouring industrial building. Semi-rural location, close to wider road network although access to the site may be difficult for larger vehicles.	2.5	1.67	-5.00	-1.67	0.42	Medium
Wellington Mills	Chew Valley Road, Greenfield, Oldham, OL3 7BT	3675	Poor	Vacant	x	Mixed use area	5.00	-2.50	-3.00	The site is located close to the centre of Greenfield with good access to wider road network. Site is vacant.	-0.2	-1.67	-5.00	-3.34	-1.75	Low
Werneth Mill	Manchester Road, Werneth, Oldham, OL9 6HF	6906	Good	Sui Generis	x	Yes	5.00	2.50	1.00	Large site with extensive curtilage and good road access, which appears suitable for HGVs.	2.8	1.67	0.00	0.84	1.83	Medium
Werneth Mills	Henley Street, Werneth, Oldham, OL1 2EY	No. 1 13900 No. 2 12415	Fair	B8	x	No	5.00	0.00	4.00	Relatively large amount of curtilage, majority of which is a service area. Site is accessible for larger vehicles with very good access to wider road network.	3.0	-1.67	0.00	-0.84	1.08	Medium
Woodend Mill	Hartshead Street, Lees, Oldham, OL4 5DR	2284	Good	E	£12 psqft	No	5.00	2.50	-2.00	Reasonable amount of curtilage, the majority of which is currently used for car parking. Access to wider road network is adequate, although site is located in a predominantly residential area.	1.8	-5.00	0.00	-2.50	-0.33	Low