Deal pack: 10-bedroom HMO for sale in Oldham — all rooms ensuite

Oldham OL8 - 10 bedrooms, Terraced house, leasehold
Asking price: £800,000.00. Reference 100321.
Deal score 18 out of 100 (Weak).
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	12
Price against the market	30%	0
Room to add value	20%	No data
Selling on	20%	54

Figure	Estimate	From
Estimated value	£164,000.00	vs 6 sold nearby since 2021, Land Registry, brought to today
Price against est. value	387.8% above	vs 6 sold nearby since 2021, Land Registry, brought to today
Rent a month	£2,000.00	our estimate from asking rents nearby
Gross yield	3%	the rent a year against the price
Net yield	2.7%	after the running costs on record
Cashflow a month	£1,720.00	before tax, no mortgage
Cashflow with a mortgage	-£1,030.00	75% loan, interest only at 5.5%
Price per sq ft	£262.62	from the EPC floor area
Prices over the last year	+2.9%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	7	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
OL8, 0.1 mi	other	Feb 2024	£89,500.00
OL8, 0.1 mi	other	Apr 2023	£380,000.00
OL8, 0.1 mi	other	Aug 2022	£165,000.00
M35, 3.4 mi	terraced	May 2026	£135,000.00
M35, 3.4 mi	terraced	Aug 2025	£135,500.00
M35, 3.4 mi	terraced	Apr 2025	£146,500.00

Estimates from public data and the advert: not a valuation, a survey or a promise, and not financial advice. Check every figure, get a survey and a mortgage quote, and take independent advice before you buy.
How each figure is worked out: https://www.levelmoves.com/deal-score
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