



# Appendix 3

## Viability Testing

Name in 1992 pub. gaz.	Extant Y/N	LOCATION				Listed Building	Cons Area *at risk	Floor Area (m²)	Date of origin	Condition	Physical Constraints (-5 to +5)					Housing Potential (-5 to +5)					Grading	Blended Score	
		Address	Ward	3 Dragons	ELG VA						Heritage Constraints	Condition	Suitability for Conversion	Scale/Investment Type	Rating axis	(x- Value Area -4	VA1=4	VA5 = -4	Conversion Costs- Combined Heritage, Condition & Suitability	Rating			(y-axis)
Ace Mill	Y	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	28880	1910-4	Good	3	3	-3	-4	-0.1	0	-0.1	-0.0	Medium	0.0 med			
Adelaide Mill		Gould Street, Oldham, OL1 3PW	[St James']	VA3	VA3	N	N	4000 est		Good	3	3	-4	2	0.3	0	0.3	0.1	Medium	0.2 med			
Albert Mills	Y	Albert Street, Hollins, Oldham, OL8 3QP	[Fallsforth East]	VA4	VA4	N	N	8220	c. 1850	Good	3	3	-1	-2	0.2	-2	0.2	-0.9	Low	0.4 med			
Alliance Mill	Y	Brown Street, Oldham, OL1 3QH	[St Mary's]	VA5	VA5	N	N	1546	c. 1860	Poor	3	-3	-5	2	-0.2	-4	-0.2	-2.1	Low	1.1 med			
Austerlands Mill	Y	Huddersfield Road, Austerlands, Oldham, OL4 3QD	[Saddleworth North]	VA4	VA2	N	N	1235	1819	Fair	3	0	3	2	0.5	4	0.5	2.3	Medium	1.4 High			
Bee Mill	Y	Shaw Road, Royton, Oldham, OL2 6EF	[Royton South]	VA3	VA3	N	N	11636	1901	Good	3	3	-3	-2	0.1	0	0.1	0.0	Medium	0.0 med			
Belgrave Mill	Y	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	[Alexandra]	VA5	VA5	N	N	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	1881	Good	3	3	-1	-4	0.1	-4	0.1	-2.0	Low	1.0 Low			
Bell Mill	Y	Claremont Street, Hathershaw, Oldham, OL8 3EJ	[Medlock Vale]	VA5	VA5	N	N	20559	1904	Good	3	3	2	-4	0.3	-4	0.3	-1.9	Low	0.8 Low			
Briar Mill	Y	Beal Lane, Shaw, OL2 8PH	[Shaw]	VA3	VA3	N	N	25646	1906	Good	3	3	-4	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med			
Britannia Mill	Y	Britannia Street, Oldham, OL1 3QB	[St Mary's]	VA5	VA5	N	N	2799	Early 19th century	Fair	3	0	-5	2	0.0	-4	0.0	-2.0	Low	1.0 Low			
Cairo Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3EX	[Waterhead]	VA3	VA3	N	N	17239	1903	Good	3	3	-1	-4	0.1	0	0.1	0.0	Medium	0.0 med			
Delta Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton South]	VA3	VA3	N	N	11172	1902	Good	3	3	1	-2	0.3	0	0.3	0.2	Medium	0.2 med			
Dab Lane End Mill	Y	Morton Street, Fallsforth, Oldham, M35 0FA	[Fallsforth West]	VA3	VA3	N	N	1553	c1860s	Good	3	3	-4	2	0.3	0	0.3	0.1	Medium	0.2 med			
Duke Mill	Y	Refuge Street, Shaw, Oldham, OL2 8QP	[Shaw]	VA3	VA3	N	N	15750	1883	Good	3	3	3	-4	0.3	0	0.3	0.2	Medium	0.2 med			
Earl Mill	Y	Downy Street, Hathershaw, OL8 2PF	[Medlock Vale]	VA5	VA5	N	N	15468	1860	Good	3	3	-1	-4	0.1	-4	0.1	-2.0	Low	1.0 med			
Elm Mill	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	17148	1890	Good	3	3	-4	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med			
Falcon Mill	Y	Victoria Street, Chadderton, Oldham, OL9 0HB	[Chadderton North]	VA3	VA3	N	N	4660	1885	Good	3	3	-5	2	0.2	0	0.2	0.1	Medium	0.1 med			
Fir Mill	Y	High Barn Street, Royton, Oldham, OL2 6RW	[Royton South]	VA3	VA3	N	N	23662	1905	Good	3	3	2	-4	0.3	0	0.3	0.1	Medium	0.2 med			
Forge Mill	Y	Greenacres Road, Oldham, OL4 1HA	[St Mary's]	VA5	VA5	N	N	3813	Early 19th	Good	3	3	-4	2	0.3	-4	0.3	-1.9	Low	0.8 Low			
Fountain Mill	Y	Stampstone Street, Oldham, OL1 3LJ	[St James']	VA3	VA3	N	N	3360	1821	Poor	3	-3	2	2	0.3	0	0.3	0.1	Medium	0.2 med			
Gatehead Mill	Y	Delph New Road, Delph, Oldham, OL3 5DB	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	2673	1781	Poor	3	-3	2	2	0.3	4	0.3	2.1	High	1.2 med			
Gorse Mill No.1	Y	Gorse Street, Chadderton, Oldham, OL9 9QL	[Chadderton Central]	VA3	VA3	N	N	19020	1908	Good	3	3	-3	-4	-0.1	0	-0.1	-0.0	Medium	0.0 med			
Grape Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton North]	VA3	VA3	N	N	28109	1905	Fair	3	0	1	0	0.3	0	0.3	0.1	Medium	0.2 med			
Greenfield Mill	Y	Holmfirth Road, Greenfield, Oldham, OL3 7NB	[Saddleworth South]	VA1	VA2	N	Within 100m Hey Top	79240	Early 19th	Poor	3	-3	3	-2	0.1	4	0.1	2.0	High	1.0 High			
Greengate Mill	Y	Sefton Street, Chadderton, Oldham, OL9 7LX	[Hollinwood]	VA5	VA5	N	N	2560	Early 20th	Good	3	3	-5	2	0.2	-4	0.2	-1.9	Low	0.9 Low			
Haybottoms Mill	Y	Oak View Road, Greenfield, Oldham, OL3 7EP	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	2765	Early 19th	Good	3	3	2	2	0.6	4	0.6	2.3	High	1.5 High			
Heron Mill	Y	Heron Street, Hollins, Oldham, OL8 4JS	[Hollinwood]	VA5	VA5	N	N	20539	1905	Very Good	3	5	2	-4	0.4	-4	0.4	-1.8	Low	0.7 Low			
Ivy Mill	Y	Mitre Street, Fallsforth, Oldham, M35 9BY	[Fallsforth East]	VA4	VA4	N	N	15011	1883	Good	3	3	0	-4	0.1	-2	0.1	-0.9	Medium	0.4 med			
Jubilee Mill	Y	Brideoake Street, Waterhead, Oldham, OL4 2HA	[Waterhead]	VA3	VA3	N	N	1445	1848	Poor	3	-3	0	2	0.1	0	0.1	0.1	Medium	0.1 med			
Jubilee Mill (Fulling) *	Y	Off Milnrow Road, Shaw, Oldham, OL2 8BX	[Shaw]	VA3	VA3	N	N	3043	Late 19th century	Very Bad	3	-5	-1	2	-0.1	0	-0.1	-0.0	Medium	0.0 med			
Kinders Lane Mill	Y	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	[Saddleworth South]	VA1	VA2	N	Within 100m Boarshurst and Ladhill Lane	3394	Late 19th	Fair	3	0	0	2	0.3	4	0.3	2.2	High	1.2 High			
Knarr Mill	Y	Oldham Road, Delph, Oldham, OL3 5RQ	[Saddleworth North]	VA4	VA2	N	N	3282	1791	Good	3	3	-3	2	0.3	4	0.3	2.2	High	1.2 High			
Lane End Mill	Y	Holden Fold Lane, Royton, Oldham, OL2 5LW	[Royton North]	VA3	VA3	N	N	1877	Early 19th century	Good	3	3	-5	2	0.2	0	0.2	0.1	Medium	0.1 med			
Lilac Mill	Y	Beal Lane, Shaw, OL2 8PJ	[Shaw]	VA3	VA3	N	N	40776	1918	Good	3	3	-4	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med			
Lily Mills	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	No. 1 24376 No. 2 21884	1904	Good	3	3	-4	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med			

Longrange Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3NS	[Waterhead]	VA3	VA3	N	N	11295	1908	Fair	3	0	-1	-2	0.0	0	0.0	0.0	Medium	0.0 med
Lumb Mill	Y	Huddersfield Road, Delph, Oldham, OL3 5DF	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	3863	1794	Good	3	3	1	2	0.6	4	0.6	2.3	High	1.4 High
Majestic Mill	Y	Dunham Street, Waterhead, Oldham, OL4 3NT	[Saddleworth West and Lees]	VA3	VA3	N	N	20346	1903	Fair	3	0	-1	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med
Malta Mill	Y	Mills Hill Road, Chadderton, Oldham, M24 2EE	[Chadderton Central]	VA3	VA3	N	N	18364	1905	Good	3	3	0	-4	0.1	0	0.1	0.1	Medium	0.1 med
Marlborough Mill (No. 1)	Y	Mellor Street, Failsworth, Oldham, M35 0HT	[Failsworth West]	VA3	VA3	N	N	25965	1905	Good	3	3	1	-4	0.2	0	0.2	0.1	Medium	0.1 med
Morton Mill	Y	Morton Street, Failsworth, Oldham, M35 0BN	[Failsworth West]	VA3	VA3	N	N	3589	1914	Poor	3	-3	-4	2	-0.1	0	-0.1	-0.1	Medium	0.1 med
Oak View Mills	Y	Manchester Road, Greenfield, Oldham, OL3 7HG	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	5764	Early 19th	Good	3	3	0	-2	0.3	4	0.3	2.1	High	1.2 med
Osborne Mill	Y	Waddington Street, Chadderton, Oldham, OL9 6QH	[Coldhurst]	VA5	VA5	N	N	19787	1873	Good	3	3	-1	-4	0.1	-4	0.1	-2.0	Low	1.0 Low
Paradise Mill	Y	Bell Street, Oldham, OL1 3QA	[St Mary's]	VA5	VA5	N	N	1286	Early 19th century	Fair	3	0	-5	2	0.0	-4	0.0	-2.0	Low	1.0 Low
Pingle Mill	Y	Pingle Lane, Delph, Oldham, OL3 5EX	[Saddleworth North]	VA4	VA2	N	N	2820	1780s	Good	3	3	2	2	0.6	2	0.6	1.3	Medium	1.0 med
Prince of Wales Mill	Y	Vulcan Street, Oldham, OL1 4EP	[St James']	VA3	VA3	N	N	294	1875	Good	3	3	3	4	0.8	0	0.8	0.4	High	0.6 med
Ram Mill	Y	Gordon Street, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	19064	1907	Good	3	3	-5	-4	-0.2	0	-0.2	-0.1	Medium	0.1 med
Rasping Mills	Y	Milgate, Delph, Oldham, OL3 5DG	[Saddleworth North]	VA4	VA2	N	Delph	10844	1775	Fair	0	0	1	-2	-0.1	4	-0.1	2.0	High	1.0 High
Raven Mill	Y	Raven Avenue, Chadderton, Oldham, OL9 8PW	[Chadderton Central]	VA3	VA3	N	N	19753	1892-1910	Good	3	3	2	-4	0.3	0	0.3	0.1	Medium	0.2 med
Slackcote Mills	Y	Slackcote Lane, Delph, Oldham, OL3 5TW	[Saddleworth North]	VA4	VA2	N	N	2062	1781	Good	3	3	1	2	0.6	4	0.6	2.3	High	1.4 High
Springfield Mills*	Y	Moss Lane, Royton, Oldham, OL2 6HR	[Royton South]	VA3	VA3	N	N	1144	1869	Good	3	3	-5	2	0.2	0	0.2	0.1	Medium	0.1 med
Springfield Works	Y	Samuel Street, Failsworth, Oldham, M35 0GA	[Failsworth West]	VA3	VA3	N	N	2234	Late 19th	Good	3	3	2	2	0.6	0	0.6	0.3	Medium	0.5 med
Stockfield Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9ES	[Chadderton Central]	VA3	VA3	N	N	13996	1862	Good	3	3	-3	-2	0.1	0	0.1	0.0	Medium	0.0 med
Swan Mill	Y	Foxdenton Lane, Chadderton, Oldham, M24 1QG	[Chadderton Central]	VA3	VA3	N	N	26229	1875	Good	3	3	1	-4	0.2	0	0.2	0.1	Medium	0.1 med
Thornham Mill	Y	Oozewood Road, Royton, Oldham, OL2 5SJ	[Royton North]	VA3	VA3	N	N	6904	1885	Poor	3	-3	2	-2	0.0	0	0.0	0.0	Medium	0.0 med
Vale Mill	Y	Chamber Road, Hollins, Oldham, OL8 4PX	[Hollinwood]	VA5	VA5	N	N	12518	1868	Good	3	3	-5	-2	-0.1	-4	-0.1	-2.0	Low	1.0 Low
Vale Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9LU	[Chadderton Central]	VA3	VA3	N	N	2412	c. 1860	Good	3	3	-3	2	0.3	0	0.3	0.2	Medium	0.2 med
Vine Mill	Y	Middleton Road, Royton, Oldham, OL2 5LN	[Royton North]	VA3	VA3	N	Within 100m St Pauls	17358	1897	Fair	3	0	-1	-4	-0.1	0	-0.1	-0.1	Medium	0.1 med
Warth Mill	Y	Huddersfield Road, Diggle, Oldham, OL3 5PS	[Saddleworth North]	VA4	VA2	N	N	7664	Early 19th	Good	3	3	2	-2	0.4	4	0.4	2.2	High	1.3 High
Waterside Mill	Y	Waterside, Greenfield, Oldham, OL3 7NH	[Saddleworth South]	VA1	VA2	N	N	6100	1836	Good	3	3	2	-2	0.4	4	0.4	2.2	High	1.3 High
Wellington Mills	Y	Chew Valley Road, Greenfield, Oldham, OL3 7BT	[Saddleworth South]	VA1	VA2	N	N	3675	1853	Poor	3	-3	1	2	0.2	4	0.2	2.1	High	1.1 High
Werneth Mill	Y	Manchester Road, Werneth, Oldham, OL9 6HF	[Werneth]	VA5	VA5	N	N	6906	1821-4	Good	3	3	-4	-2	0.0	-4	0.0	-2.0	Low	1.0 Low
Werneth Mills	Y	Henley Street, Werneth, Oldham, OL1 2EY	[Coldhurst]	VA5	VA5	N	N	No. 1 13900 No. 2 12415	Late 19th	Fair	3	0	3	-4	0.1	-4	0.1	-1.9	Low	0.9 Low
Woodend Mill	Y	Hartshead Street, Lees, Oldham, OL4 5DR	[Saddleworth West and Lees]	VA3	VA3	N	N	2284	Late 19th	Good	3	3	3	2	0.7	0	0.7	0.3	Medium	0.5 med

Already demolished or consent to demolish granted																					
Bailey Mills	Y	Oldham Road, Delph, Oldham, OL3 5EB	[Saddleworth North]	VA4	VA2	II	1431492	Delph	9238	1863	Very Bad	-3	-5	-3	-2	-0.8	4	-0.8	1.6	Low	0.4 High
Hartford Mill	Y	Block Lane, Werneth, Oldham, OL9 7QG	[Werneth]	VA5	VA5	II	1210026	N	17064	1907	Very Bad	-3	-5	-3	-4	-0.9	-4	-0.9	-2.5	Low	1.7 Low
Bell Mill	Y	Wild Street, Oldham, OL1 3HG	[St Mary's]	VA5	VA5	N	N	1905	1782	Poor	3	-3	-3	2	-0.1	-4	-0.1	-2.0	Low	1.0 Low	
Harrop Court Mill	Y	Harrop Court Road, Diggle, Oldham, OL3 5LL	[Saddleworth North]	VA4	VA2	N	N	3006	c. 1800	Poor	3	-3	-3	2	-0.1	4	-0.1	2.0	High	1.0 med	
Holden Fold Mills	Y	Holden Fold Lane, Royton, Oldham, OL2 5BY	[Royton South]	VA3	VA3	N	N	2533	Early 19th	Fair	3	0	-3	2	0.1	0	0.1	0.1	Medium	0.1 med	
Maple Mill (No. 1)	Y	Cardwell Street, Hathershaw, Oldham, OL8 2AF	[Alexandra]	VA5	VA5	N	N	20268	1904	Poor	3	-3	-3	-4	-0.4	-4	-0.4	-2.2	Low	1.3 Low	

Ridgefield Mill	Y	Ridgefield Street, Failsworth, Oldham, M35 0HJ	[Failsworth West]	VA3	VA3	N	N	1074	1875	Poor	3	-3	-3	2	-0.1	0	-0.1	-0.0	Medium	0.0 med
Windsor Mill	Y	Hollins Road, Failsworth, Oldham, OL8 3RA	[Failsworth East]	VA4	VA4	N	N		4390 1860	Fair	3	0	-3	2	0.1	-2	0.1	-0.9	Medium	0.4 Low
United Mill	Y	Cotton Mill Crescent, Chadderton, Oldham, OL9 7DJ	[Werneth]	VA5	VA5	N	N	854	1874	Fair	3	0	-3	4	0.3	-4	0.3	-1.9	Low	0.8 Low

Already Converted or consent to convert granted																				
Shore Mill	Y	Lawton Square, Delph, Oldham, OL3 5JD	[Saddleworth North]	VA4	VA2	II*	Delph	294	c. 1780	Good	-5	3	3	4	0.3	4	0.3	2.2	High	1.2 High
Hey Lane Mill	Y	St John Street, Lees, Oldham, OL4 3DH	[Saddleworth West and Lees]	VA3	VA3	II	Lees/Hey	5052	1800-23	Good	-3	3	3	-2	0.1	0	0.1	0.0	Medium	0.0 Medium
Throstle Nest Mill *	Y	11 High Grove, Grasscroft, Oldham, OL4 4HG	[Saddleworth South]	VA1	VA2	II	N	156	1791	Good	-3	3	3	4	0.4	4	0.4	2.2	High	1.3 High
Albion Mill	Y	Willow Bank, Uppermill, Oldham, OL3 6AL	[Saddleworth South]	VA1	VA2	N	Uppermill	3447	Late 18th	Good	0	3	3	2	0.5	4	0.5	2.3	High	1.4 High
Alexandra Mill	Y	Mil Street, Uppermill, Oldham, OL3 6HA	[Saddleworth South]	VA1	VA2	N	Uppermill	2360	1868	Good	0	3	3	2	0.5	4	0.5	2.3	High	1.4 High
Buckley New Mill	Y	High Street, Uppermill, Oldham, OL3 6AF	[Saddleworth South]	VA1	VA2	N	Uppermill	1620	Early 19th	Good	0	3	3	2	0.5	4	0.5	2.3	High	1.4 High
Denshaw Vale Works	Y	Corbett Way, Denshaw, Oldham, OL3 5SX	[Saddleworth North]	VA4	VA2	N	Within 100m Denshaw	702	c. 1790	Good	3	3	3	2	0.7	4	0.7	2.3	High	1.5 High
Diggle Mill	Y	Diggle Brook, Diggle, Oldham, OL3 5LH	[Saddleworth North]	VA4	VA2	N	N	1669	1845-7	Good	3	3	3	2	0.7	4	0.7	2.3	High	1.5 High
Lydgate Mill	Y	Lydgate Fold, Lydgate, Oldham, OL4 4JL	[Saddleworth South]	VA1	VA2	N	Within 100m Lydgate	1005	1785	Good	3	3	3	2	0.7	4	0.7	2.3	High	1.5 High
Royal George Mills	Y	Armit Road, Greenfield, Oldham, OL3 7PP	[Saddleworth South]	VA1	VA2	N	Royal George Mills	4317	1786	Good	0	3	3	2	0.5	4	0.5	2.3	High	1.4 High
Spring Meadows Works	Y	Spring Meadow Lane, Uppermill, Oldham, OL3 6HL	[Saddleworth South]	VA1	VA2	N	N	224	Late 18th	Good	3	3	3	4	0.8	4	0.8	2.4	High	1.6 High
Spring Mill	Y	Spring Street, Uppermill, Oldham, OL3 6AJ	[Saddleworth South]	VA1	VA2	N	Uppermill	1172	c. 1850	Good	0	3	3	2	0.5	4	0.5	2.3	High	1.4 High
Stone Bottom Mill	Y	Wool Road, Dobcross, Oldham, OL3 5QR	[Saddleworth North]	VA4	VA2	N	N	3557	Early 19th	Good	3	3	3	2	0.7	4	0.7	2.3	High	1.5 High
Tame Water Mill	Y	Tamewater Court, Dobcross, Oldham, OL3 5GD	[Saddleworth North]	VA4	VA2	N	N	1714	Early 19th	Good	3	3	3	2	0.7	4	0.7	2.3	High	1.5 High
Tunstead Clough Mill	Y	Tunstead Lane, Greenfield, Oldham, OL3 7DR	[Saddleworth South]	VA1	VA2	N	N	512	1790s	Good	3	3	3	4	0.8	4	0.8	2.4	High	1.6 High
Victoria Mill*	Y	Spring Lane, Lees, Oldham, OL4 5AH	[Saddleworth West and Lees]	VA3	VA3	N	Lees	972	1875	Good	0	3	3	4	0.6	0	0.6	0.3	Medium	0.5 Medium
Walk Mill	Y	Walk Mill, Dobcross, Oldham, OL3 5BU	[Saddleworth North]	VA4	VA2	N	Within 100m Tame Water	410	Early 19th	Good	3	3	3	4	0.8	4	0.8	2.4	High	1.6 High
Wall Hill Mill	Y	Mil Lane, Grasscroft, Oldham, OL4 4AF	[Saddleworth North]	VA4	VA2	N	N	3196	Early 19th	Very Bad	3	-5	3	2	0.2	4	0.2	2.1	High	1.1 High
Wright Mill	Y	Calf Lane, Greenfield, Oldham, OL5 9BN	[Saddleworth South]	VA1	VA2	N	N		166 Early 19th	Good	3	3	3	4	0.8	4	0.8	2.4	High	1.6 High
Victoria Mills	Y	High Street, Uppermill, Oldham, OL3 6HR	[Saddleworth South]	VA1	VA2	N	Uppermill	332	1861	Good	0	3	3	4	0.6	4	0.6	2.3	High	1.5 High

