

Middleton

Rochdale, North West, England

LIVEABILITY AND COST REPORT



OVERALL SCORE

GOOD

STANDING

Top 47% of 539 areas

STRONGEST CATEGORY

Affordability (86)

WEAKEST CATEGORY

Employment (33)

£208,286

AVERAGE HOME

80

COST OF LIVING

64

WEATHER

90%

COMPLETENESS

A free report on what it is like to live in Middleton, and what it costs. Twelve categories scored from open government data, each compared against every other area in our index, with the source behind every figure named where it appears.

INSIDE THIS REPORT

- The twelve category scores in full
- Deposits, multiples and the cost of buying
- Which households the area suits
- Places elsewhere with a similar profile
- How Middleton compares with every scored area
- Air quality against the published limits
- Nearby areas and their scores
- Every source behind every figure

PREPARED

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DATA REFRESHED

20 September 2026

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How to read this report

Every figure here is published by a government body or another open source, and every one is named where it appears. Nothing is estimated to fill a gap: where a dataset has not loaded for this area, the category is left out of the overall score and the remaining weights are rebalanced, which is why the completeness figure on the cover matters as much as the score beside it.

Scores run from 0 to 100 and are ours, not anybody official. They exist to make twelve very different measurements comparable on one scale, and they are calibrated against every other area in our index rather than against an absolute standard. A 70 therefore means "well above the typical UK area we have scored", not "seven out of ten".

THE BANDS USED THROUGHOUT

SCORE	BAND	WHAT IT MEANS
85 to 100	Excellent	Among the strongest areas in the index on this measure
70 to 84	Very good	Clearly above the typical scored area
55 to 69	Good	Around the middle of the index
40 to 54	Fair	Below the typical scored area
0 to 39	Challenging	Among the weakest in the index, or measured against a difficult baseline

Two measurements are not comparable across the United Kingdom and are never ranked together in this document. Recorded crime in England and Wales is a count of offences within about a mile over one month, while Scotland publishes an annual rate per 10,000 residents by council. School attainment uses Attainment 8 in England, the Capped 9 points score in Wales and the average highest SCQF level of school leavers in Scotland. Each is compared within its own nation.

This report is guidance built from published statistics. It is not financial, mortgage, legal or investment advice, and TrackPostcode.UK is not authorised or regulated by the Financial Conduct Authority.

■ SUMMARY

In short

Middleton scores 68 out of 100 overall, putting it in the top 47 per cent of the 539 UK areas we have scored. Its strongest category is affordability at 86, 22 points above the local median; its weakest is employment at 33.

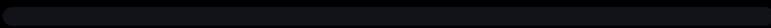
- Nearest scored area: Oldham, about 3 miles away, scoring 74.
- Median overall score across the 539 areas in the index: 68 out of 100.
- Categories without data are excluded from the overall score rather than estimated.

MIDDLETON AT A GLANCE

MEASURE	FIGURE
Postcode used	M24 6NW
Local authority	Rochdale
Constituency	Heywood and Middleton North
Overall score	68 out of 100, good
Report completeness	90 per cent of categories carry data
Average property price	£208,286

The twelve categories

Each category is scored 0 to 100 from its own named source, then combined into the overall score using the weights shown. A category with no data for this area is excluded rather than guessed at.

Cost of living		80	15% weight
Affordability		86	15% weight
Safety		--	10% weight
Weather		64	10% weight
Employment		33	10% weight
Housing		88	10% weight
Transport		82	5% weight
Broadband		93	5% weight
Environment		80	5% weight
Healthcare		33	5% weight
Education		20	5% weight
Lifestyle		56	5% weight

Weights are rebalanced across whatever categories have data, so an area missing one is neither rewarded nor punished for the gap. Completeness for this report is 90 per cent.

How Middleton compares

A score on its own says very little. The same score against the median of every area we have scored says a great deal, and it is the difference between a figure and a finding.

AGAINST 539 SCORED AREAS. ENGLAND AND UK COLUMNS ARE MEDIANS

CATEGORY	SCORE	ENGLAND	UK	DIFF	POSITION
Cost of living	80	71	72	+9	top 33%
Affordability	86	64	68	+22	top 24%
Weather	64	72	72	-8	bottom 19%
Employment	33	61	59	-28	bottom 5%
Housing	88	87	87	+1	top 43%
Transport	82	75	75	+7	top 21%
Broadband	93	88	88	+5	top 31%
Environment	80	89	91	-9	bottom 13%
Healthcare	33	54	52	-21	bottom 15%
Education	20	39	40	-19	bottom 3%
Lifestyle	56	59	58	-3	bottom 46%

What this area does well. Measured against everywhere else in the index, the standouts are affordability (86, 22 above the median) and cost of living (80, 9 above the median).

Where it falls short. Employment (33, 28 below), healthcare (33, 21 below) and education (20, 19 below). Whether that matters depends on your personal preferences.

What a home here costs

What the score means in cash. The average home here is £208,286, 23 per cent below the median of the areas we have scored, putting the deposit at £20,829 at ten per cent and roughly 5.3 years of saving a tenth of gross pay.

THE COST OF BUYING IN MIDDLETON

MEASURE	FIGURE
Average property price	£208,286 (May 2026)
Change over 12 months	+4.3%, rising
Against the index median	23% below £270,320
10% deposit	£20,829
15% deposit	£31,243
Price to earnings	5.3 times UK median full-time earnings of £39,039
Years to save the deposit	5.3 years at a tenth of gross pay

Prices are the HM Land Registry UK House Price Index average for this local authority, covering every property type together. Earnings are the UK median for full-time employees, not a local figure, so the multiple compares areas on a common basis rather than describing local pay. This is illustrative arithmetic, not a mortgage assessment or financial advice.

Air quality against the limits

Measured against the published thresholds rather than against other areas: fine particulates at 7.5 sit inside the UK 2040 target of 10 but above the World Health Organization guideline of 5, as most of Britain does and nitrogen dioxide at 13.8 is well inside the UK limit of 40, though above the WHO guideline of 10.

MODELLED BACKGROUND CONCENTRATION, MICROGRAMS PER CUBIC METRE

POLLUTANT	MIDDLETON	UK OBJECTIVE	WHO GUIDELINE	STANDING
Fine particulates (PM2.5)	7.5	10	5	Inside UK, above WHO
Nitrogen dioxide (NO2)	13.8	40	10	Inside UK, above WHO

Annual mean background concentrations from the Defra modelled 1 km grid, so this is the air across the neighbourhood rather than at the kerb of a busy road, where readings are consistently higher. The UK figures are the legal limit for nitrogen dioxide and the 2040 target for fine particulates; the WHO 2021 guidelines are health-based recommendations rather than law.

Who Middleton suits

Middleton is a markedly better fit for some households than others: the top 31% for retirees, the bottom 36% for young professionals. The gap comes from the same twelve categories weighted differently, which is why one overall score can never answer the question on its own.

THE SAME CATEGORIES, WEIGHTED FOR DIFFERENT LIVES

HOUSEHOLD	SCORE	STANDING	WHAT IT WEIGHTS
Retirees	70	top 31%	Weighted towards healthcare, safety, environment and cost of living.
Students	71	top 32%	Weighted towards cost of living, lifestyle, transport and safety.
Remote workers	71	top 41%	Weighted towards broadband, cost of living, environment and weather.
Families	64	bottom 44%	Weighted towards schools, safety, housing and healthcare.
Young professionals	65	bottom 36%	Weighted towards employment, lifestyle, transport and broadband.

Nearby, and places like it

Scored areas within about 50 miles

AREA	DISTANCE	WHERE	OVERALL	BAND
Oldham	3.4 mi	Oldham, North West, England	74	Very good
Rochdale	4.9 mi	Rochdale, North West, England	71	Very good
Bury	5.1 mi	Bury, North West, England	68	Good
Manchester	5.3 mi	Manchester, North West, England	70	Very good
Ashton-under-Lyne	5.9 mi	Tameside, North West, England	71	Very good
Salford	6.3 mi	Salford, North West, England	61	Good

Areas with the most similar profile, anywhere in the country

AREA	WHERE	OVERALL	AVERAGE GAP
Batley	Kirklees, Yorkshire and The Humber, England	70	5.3
Ilkley	Bradford, Yorkshire and The Humber, England	71	5.3
Bootle	Sefton, North West, England	67	5.4
Willenhall	Walsall, West Midlands, England	64	5.4
Dewsbury	Kirklees, Yorkshire and The Humber, England	71	6.4

Ranked by the average difference across every category both areas have data for, so a smaller gap is a closer match. Immediate neighbours are excluded. These are matches on the shape of the data rather than on character: two areas can score alike and feel nothing like each other.

Weather and the outdoors

The nearest long-running Met Office station records 1,416 hours of sunshine a year, 936 mm of rain and a mean summer high of 20.2 degrees. Those four measurements produce the outdoor scores below.



Climate normals are multi-year averages, so they describe the usual pattern rather than any one year.

What this report does not tell you

Every figure here is real. That does not make it complete, and four limits are worth holding in mind before acting on any of it.

Averages describe an area, not an address

Cost of living, affordability, housing, employment, broadband and, outside Scotland, education are published for a whole local authority. Every street in Middleton shares those figures, including streets that are nothing like each other. Weather, crime, amenities, healthcare, transport and air quality are measured around the exact point searched and are genuinely local.

Recorded crime is not the same as crime

The safety figure counts offences reported to the police, so it reflects both what happened and how willing people were to report it. It is also a volume within a fixed radius rather than a rate per head, which is why a busy centre always records more than a quiet suburb regardless of how safe it is to live in.

Amenity counts come from a volunteer map

Shops, surgeries, parks and transport stops are counted from OpenStreetMap, which is thorough in most of Britain and thinner in some rural areas. A low lifestyle or healthcare score can occasionally mean the map is incomplete rather than the services are absent.

Climate is not a forecast

The weather scores are multi-year averages from the nearest long-running station, which may be some distance away and at a different elevation. They describe the usual pattern, not next week, and in hilly country two places ten miles apart can differ more than the station suggests.

None of this is a reason to distrust the figures. It is the difference between a number and a decision, and the decision is still yours.

Method and sources

Every category below is loaded from the source named against it. Nothing on this page is modelled by us except the 0 to 100 mapping itself, which is documented in full at trackpostcode.uk/methodology.

CATEGORY	SOURCE	MEASURED AT
Cost of living	ONS	Local authority, so every address in it shares this figure
Affordability	HM Land Registry	Local authority, so every address in it shares this figure
Safety	police.uk	Within about one mile of this point, latest published month
Weather	Met Office	Nearest long-running Met Office station, multi-year averages
Employment	ONS / NOMIS	Local authority, so every address in it shares this figure
Housing	HM Land Registry	Local authority, so every address in it shares this figure
Transport	DfT NaPTAN	Stops within 800 m and the nearest railway station
Broadband	Ofcom Connected Nations	Local authority, so every address in it shares this figure
Environment	Defra UK-AIR	The Defra 1 km grid cell containing this point
Healthcare	OpenStreetMap	Services within about 2 km, hospitals within about 8 km
Education	DfE and devolved governments	Local authority, latest published year
Lifestyle	OpenStreetMap	Amenities within about 2 km of this exact point

How the overall score for Middleton was calculated

Each category score is multiplied by its weight, the weights are rebalanced across whatever categories have data, and the results are added. No adjustment is applied afterwards.

CATEGORY	SCORE	BASE WEIGHT	REBALANCED	CONTRIBUTION
Cost of living	80	15%	16.7%	13.3
Affordability	86	15%	16.7%	14.3
Weather	64	10%	11.1%	7.1
Employment	33	10%	11.1%	3.7
Housing	88	10%	11.1%	9.8
Transport	82	5%	5.6%	4.6
Broadband	93	5%	5.6%	5.2
Environment	80	5%	5.6%	4.4
Healthcare	33	5%	5.6%	1.8
Education	20	5%	5.6%	1.1
Lifestyle	56	5%	5.6%	3.1
Overall			100%	68

Rebalanced weights are the base weights divided by the total for the categories that carry data here, which is what stops a missing dataset dragging the overall score down. Contributions are rounded for display and may not sum to the exact total shown.

This report is a snapshot. The page behind it is not.

Crime data refreshes when police.uk publishes each month, house prices follow the monthly Land Registry index, and the score index behind the comparisons is rebuilt every night. The online version of this report always carries the current figures, along with the full breakdown behind every category.

OPEN THE LIVE REPORT

trackpostcode.uk/middleton/

Compare anywhere else

trackpostcode.uk

Search any UK postcode, town, city or council for the same twelve categories.

Rank by what matters to you

trackpostcode.uk/relocation-score/

The relocation quiz reweights every area against your own priorities.

Check what you could afford

trackpostcode.uk/affordability-calculator/

The affordability calculator works the sums against your salary and savings.

Read the method in full

trackpostcode.uk/methodology/

Every weight, every threshold and every source, written out.

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