



## Exmoor National Park Annual House Price Survey 2008



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## Key Findings

The Exmoor National Park Authority Annual House Price Survey has for the first time since the survey began (in 1998) shown a significant decline in house prices. This is not unexpected due to the impact of the global economic slow down and rising interest rates coupled with a collapse in available financial credit. Since last year's survey in July 2007, the issue of falling house prices has been reported widely in the media.

The 2008 mean average house price on Exmoor is £346,596, compared to £382,241 last year. This year's mean and median house prices show a decrease of 9% in the last 12 months and are now broadly equivalent to average prices in 2004 (see Table 1). They indicate a significantly higher decline than national and regional house prices.

According to quarterly figures for April to June 2008 (obtained from the Land Registry) the England & Wales average house price has slightly increased by 1.3% compared to the same period last year, and the South West region has experienced a very slight 0.2% decrease<sup>1</sup>. The decline in house prices within the National Park therefore is significantly greater than regional average house prices.

The mean<sup>2</sup> average house price for Exmoor is still substantially higher than both regional and national averages: 54% higher than the average house price in the South West (£225,429), and 58% higher than the average house price in England & Wales (£219,034); although this difference is not as substantial as in previous years.

The median<sup>3</sup> average house price this year was £280,000; a 14% decrease from last year (£325,000). This illustrates the larger proportion of properties with valuations between £150,000 and £300,000 for sale during this period (see chart 2 below).

However, the issue of affordability continues to be a problem for local people who wish to remain living in the area. The Exmoor National Park Local Plan housing policies are addressing this issue by ensuring that new build housing and the majority of conversions within the National Park meet the needs of the local community

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<sup>1</sup> The average house prices for the South West and England & Wales are based on the quarterly figures obtained from the Land Registry (April – June 2008) based on actual contract prices, while those for Exmoor are based on advertised asking prices over a two week period during July.

<sup>2</sup> **Mean Average:** the mean average is the sum of all the house prices collected, divided by the number of results. This is the most commonly used type of average.

<sup>3</sup> **Median Average:** the middle house price of those collected during this period – when arranged in order from the lowest to the highest.

## **Introduction:**

This is the eleventh Annual House Price Survey Report undertaken by the National Park Authority. The information gained from this desktop study, contributes towards:

- monitoring planning policies within the Exmoor National Park Local Plan; and
- informing policy in terms of assessing the requirement for local need affordable housing.

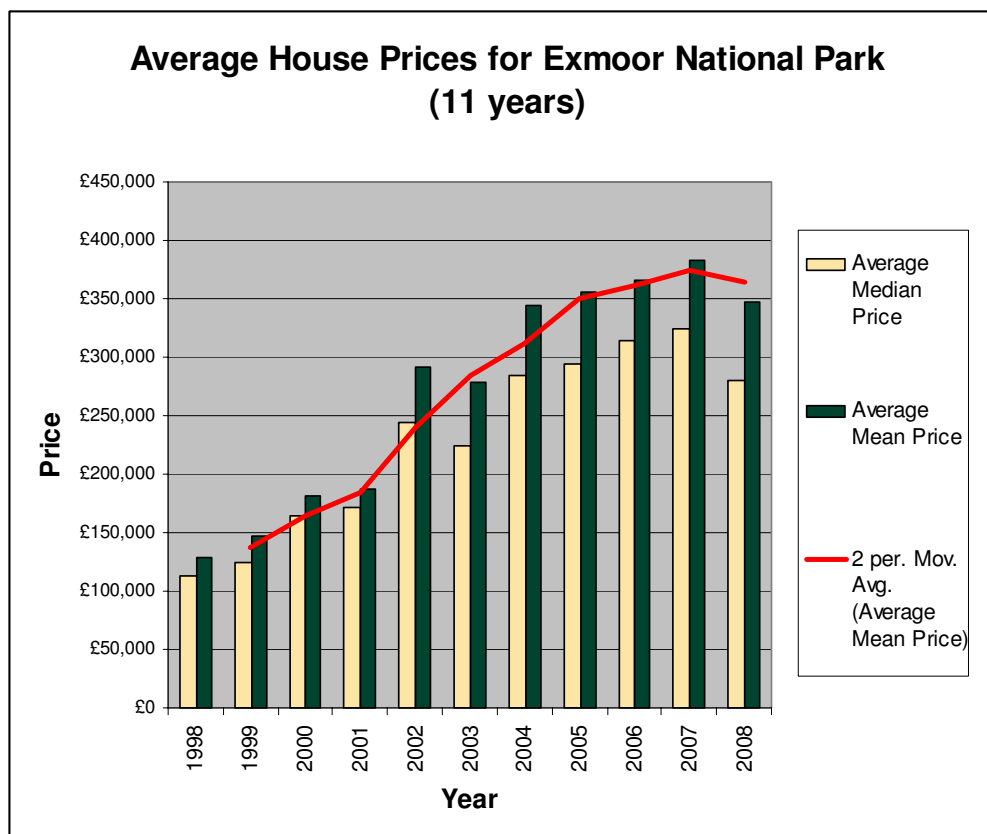
The survey took place during July 2008, using the websites of local estate agents, and the property sections of local papers to assess the number and type of dwellings for sale within Exmoor National Park (see Appendix 1). The figures for the asking price (Appendix 2) are used to ascertain the average house price on Exmoor. There may be a difference between the asking price and the selling price. However they are the best available figures as they are confined to the Exmoor National Park area. Land registry sales prices are collected using post code sectors based on district council areas and so are not available for the National Park area specifically. Asking prices are based on the valuation experience of local estate agents. To ensure that the average figures are not distorted; properties for sale which include land over 30 acres (12.5 hectares) are not included, as these could be described as working farms.

The survey found 216 properties for sale within Exmoor; the highest number collated since the survey began in 1998. At the same time last year 186 properties were on the market. Of the properties for sale, 65% were within the West Somerset area, and 35% within the North Devon area of the National Park. This broadly reflects the proportion of area of the two districts within the National Park.

The mean and median average house prices for Exmoor are calculated, in order to allow for any distortion due to larger, higher value properties for sale as their inclusion could increase the mean average house price significantly. In this year's survey there were two properties for sale for £1,000,000 or greater and 33 properties between £500,000 and £1,000,000 (see Appendix 1 for all property details); these account for some of the 22 properties that have land that is equal to or greater than 2 acres.

## Analysis of Survey Results

Chart 1:



## House Price Survey Comparisons Since 1998

Table 2:

Year	No. of houses	Average Median Price	% Change	Average Mean Price	% Change
1998	187	£112,500	-	£128,882	-
1999	104	£124,950	11.0	£146,822	13.9
2000	113	£165,000	32.0	£181,700	23.8
2001	119	£172,000	4.2	£187,603	3.3
2002	92	£245,000	42.4	£290,980	55.1
2003	90	£225,000	-8.2	£278,372	-4.3
2004	95	£285,000	26.7	£344,200	24.0
2005	102	£295,000	3.5	£356,379	3.5
2006	177	£314,500	6.6	£366,159	2.7
2007	186	£325,000	3.3	£382,241	4.4
2008	216	£280,000	-13.8%	£346,596	-9.3%
<b>Cumulative Increase (11 yrs)</b>		<b>Median</b>	<b>249%</b>	<b>Mean</b>	<b>269%</b>



Chart 1 and Table 2 above illustrates the 11 House Price Surveys undertaken by the Exmoor National Park Authority since 1998; and the year on year house price changes, some of which have been substantial. In recent years the rise in house prices has slowed, somewhat.

Rising interest rates, the global economic slowdown and the withdrawal of finance for mortgages has been well documented in the media and has already had a considerable impact on the housing market. The average house price has dropped for the first time since the survey began in 1998. This year's average house price - for both mean and median averages - is comparable to those in 2004 (see Table 1 above), which is a significant fall in the market. This year a record number of properties were for sale within the National Park, which may be due to some properties not selling quickly – a few properties were evidently on the market for over a year as they were recorded in last year's survey.

Since the data for the survey was collected Nationwide<sup>4</sup> has reported a 10.5% decline in the price of a typical house over the past 12 months. Additionally the Land Registry report issued for August 2008<sup>5</sup> states an annual decrease of 4.6% in house prices with the average house price stated at £174,493; the South West was one of the regions experiencing the highest annual decline in house prices of 6.5%. It is likely that house prices across Exmoor will have experienced a further decline since the house price information was collated in July.

### Mean and Median House Price by District

Table 1:

District	No. of houses for sale	Median Price	Mean Price	% Decline since 2007 <sup>6</sup>
North Devon (area in National Park)	76	£237500	£282238	20.9%
West Somerset (area in National Park)	140	£304975	£381484	3.1%
Exmoor National Park	216	£280000	£346596	9.3%

The lower number of houses for sale within the North Devon area of the National Park demonstrates that this area (approximately one-third of the National Park) is predominantly rural, with very few villages. The split therefore broadly reflects the differences in area between the two Districts in the National Park. The majority of properties for sale (82%) in the North Devon area of the National Park were in Lynton & Lynmouth which is the largest settlement in that part of the National Park. Due to the relatively low

<sup>4</sup> Nationwide House Price Index – August Press Release: <http://www.nationwide.co.uk/hpi/>

<sup>5</sup> Land Registry House Price Index – August 2008: <http://www1.landregistry.gov.uk/assets/library/documents/081108.pdf>

<sup>6</sup> Decline in mean average price

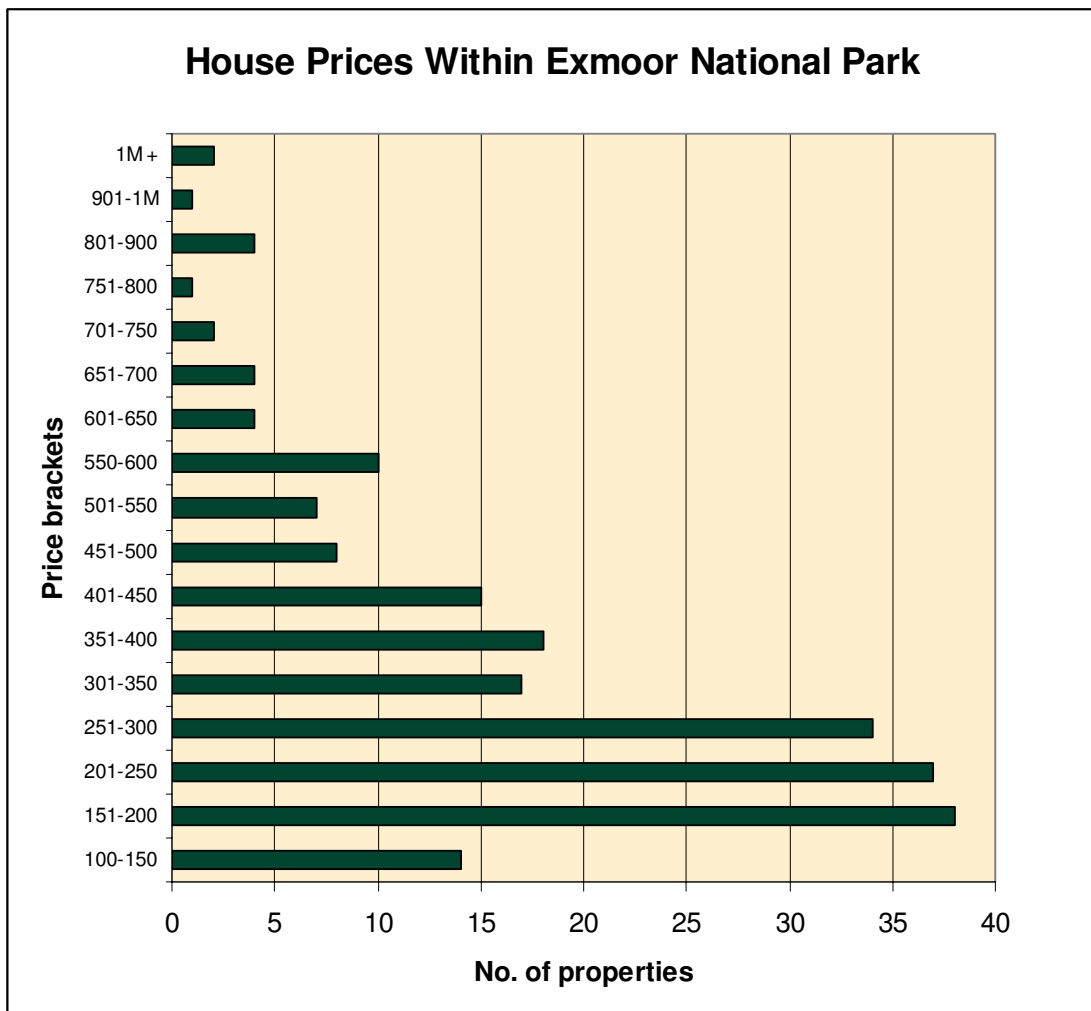
numbers involved, the figures for the individual Districts should be treated with caution.

### House Prices – Numbers of Houses For Sale Within Price Bands

The greatest number of properties for sale lies in three brackets from £151000 to £300000. There are significantly more properties within these price ranges than last year. This has influenced the fall in average house price this year because... As the larger and more expensive properties influence the mean average house price, the median average is also quoted to present a more realistic average figure, although this is still considerable compared to regional and national house price averages.

To ascertain the affordability for local people who wish to remain living within the National Park, the lower quartile of house prices is also analysed (see page 12).

Chart 2



### Age Range of Properties in the Survey

Table 3:

Dwelling Type	No. of Properties Within Age Ranges and Average Price					Total
	pre 1919	1920-59	1960-79	1980-2000	New	
Detached	43	21	21	15	4	104
Semi-detached	20	4	4	1	0	29
Terrace	44	1	4	4	0	43
Flat/Apartment	20	0	0	2	8	30
<b>Total</b>	<b>127</b>	<b>26</b>	<b>29</b>	<b>22</b>	<b>12</b>	<b>216</b>
Mean	£332344	£460856	£304331	£385857	£280017	
Median	£274500	£435000	£269000	£365000	£179950	

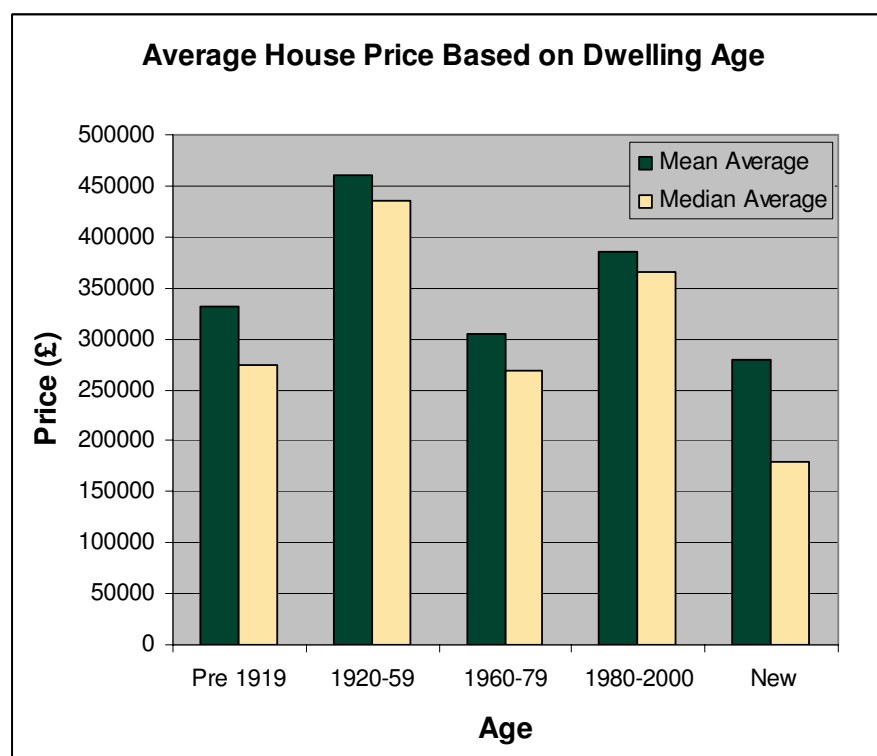


Chart 3

The age of properties does not have a significant effect upon the average price range. Properties built between 1920 and 1959 appear to have a high mean and median average price, but Chart 4 below will illustrate that these properties for sale in this survey, are predominantly detached. Pre 1919 dwellings are far more numerous and have a more representative range of dwelling types – this is reflected in the averages shown above. The average price of new dwellings appears to be significantly lower, but this is primarily due to a significant number of new smaller dwellings, such as 1 and 2 bed flats on the market.



Chart 4 shows that the majority of dwellings for sale by age were pre 1919, with detached dwellings being the most numerous in this category. Detached period dwellings on Exmoor command a strong market price (further details in Appendix 1) and often have outbuildings/stabling, large gardens/paddocks, and in some cases further accommodation in the form of an annex or an additional dwelling which contribute to the higher value of such properties.

Pre-1919 dwellings also include a large number of terraced dwellings for sale; often located in the older centres and at a higher density in villages especially the three larger settlements, where. Lynton & Lynmouth has a large number of terraced dwellings dating mainly from the Victorian period. These terraces vary widely in both size and price; with lower asking prices reflecting the fact that often they do not have gardens or off-road parking.

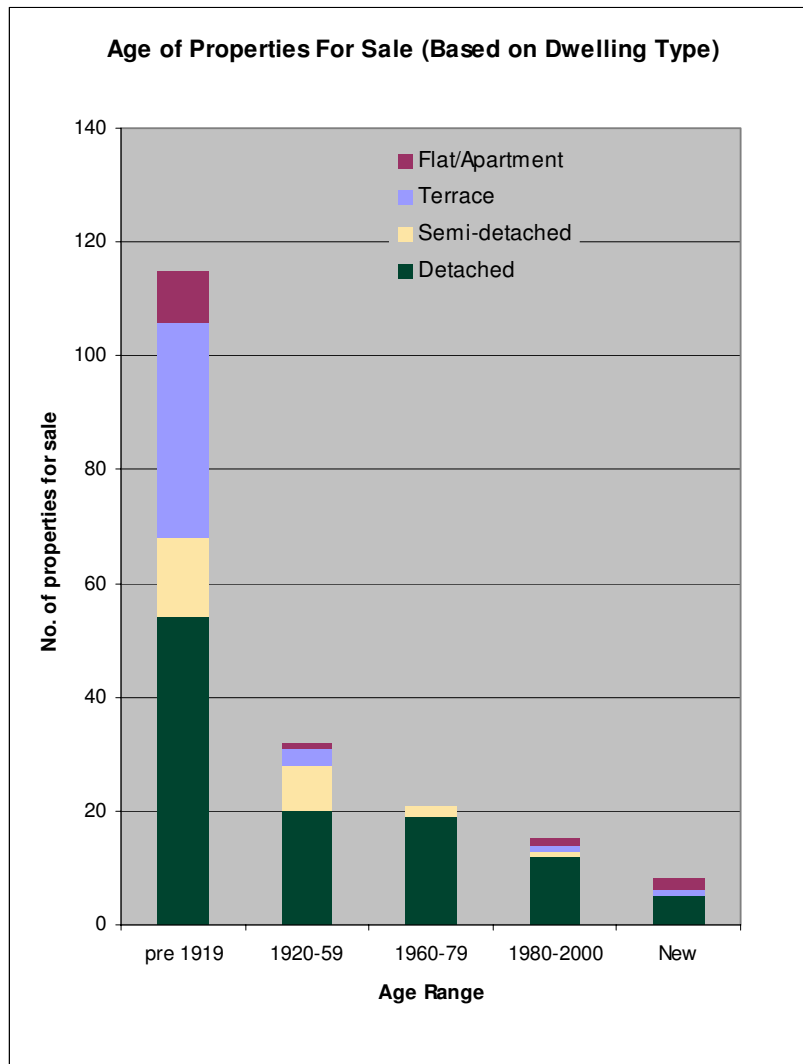


Chart 4

### Average House Prices Compared to Dwelling Type

Table 4:

Dwelling Type	Mean Price (£)	Median Price (£)	No. For Sale	%
<b>Detached</b>	466605	425000	104	48
<b>Semi-detached</b>	291971	290000	29	13
<b>Terrace</b>	241625	225000	53	25
<b>Flat/Apartment</b>	168815	159950	30	14

Chart 5 below, illustrates the disparities in price between the different dwelling types. As would be expected, average price declines where dwellings are attached or if they are smaller. Flats/apartments are not particularly numerous within the National Park with the 2001 census statistics showing that only 8.4% of dwellings were classed in this category (Table 5). Lynton and Lynmouth however is an exception with a large number of flats or apartments for sale and a relatively high proportion of flats overall. Two-thirds of the flats for sale in the National Park are within Lynton & Lynmouth alone, some of which appear to have been rented out for holiday accommodation.

Chart 5:

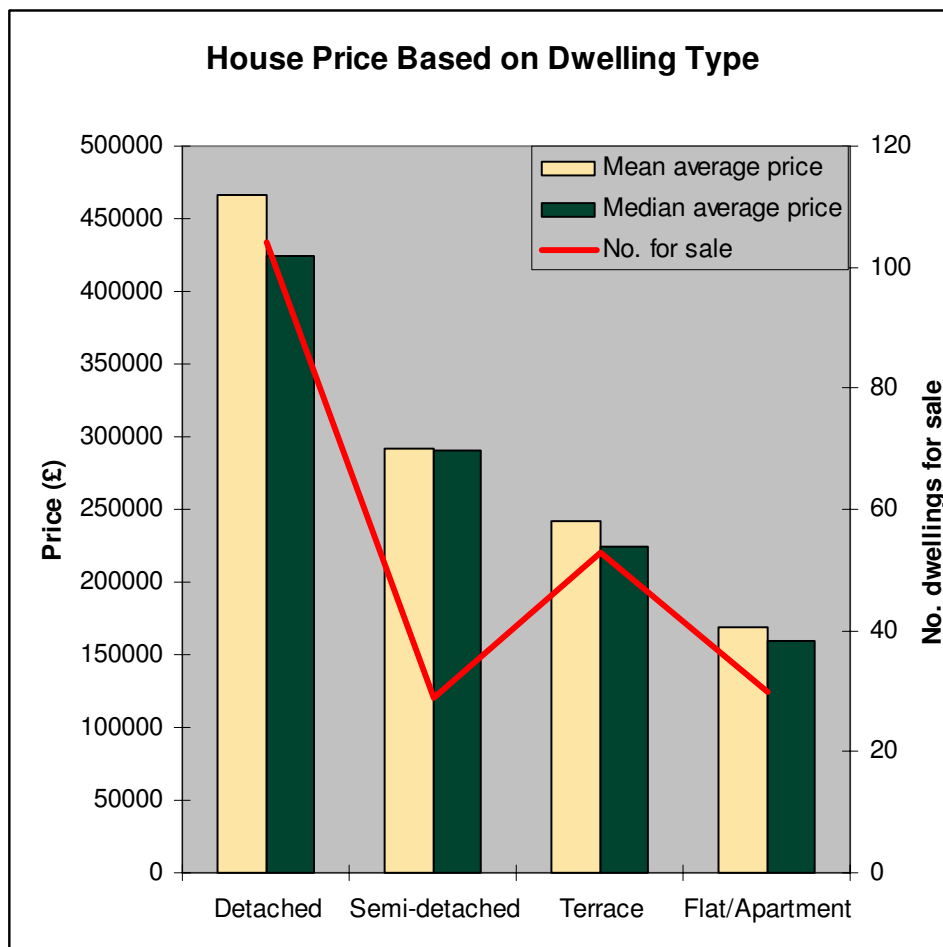


Table 5:

Census 2001- Dwelling Types Within Exmoor National Park				
Detached	Semi-Detached	Terraced	Flat/ Apartment	Mobile Home
49.1%	25.9%	16.3%	8.4%	0.3%
Proportion for sale 2008				
48%	13%	25%	14%	0%

### Mean & Median Average House Price by Number of Bedrooms

Table 6:

No. of bedrooms	Mean Price (£)	Median Price (£)	No. for sale
1	137158	135000	12
2	232896	215000	47
3	301290	274750	88
4	444007	435000	41
5	558660	485000	15
6	743746	652500	12
7+	250000	250000	1

Chart 6:

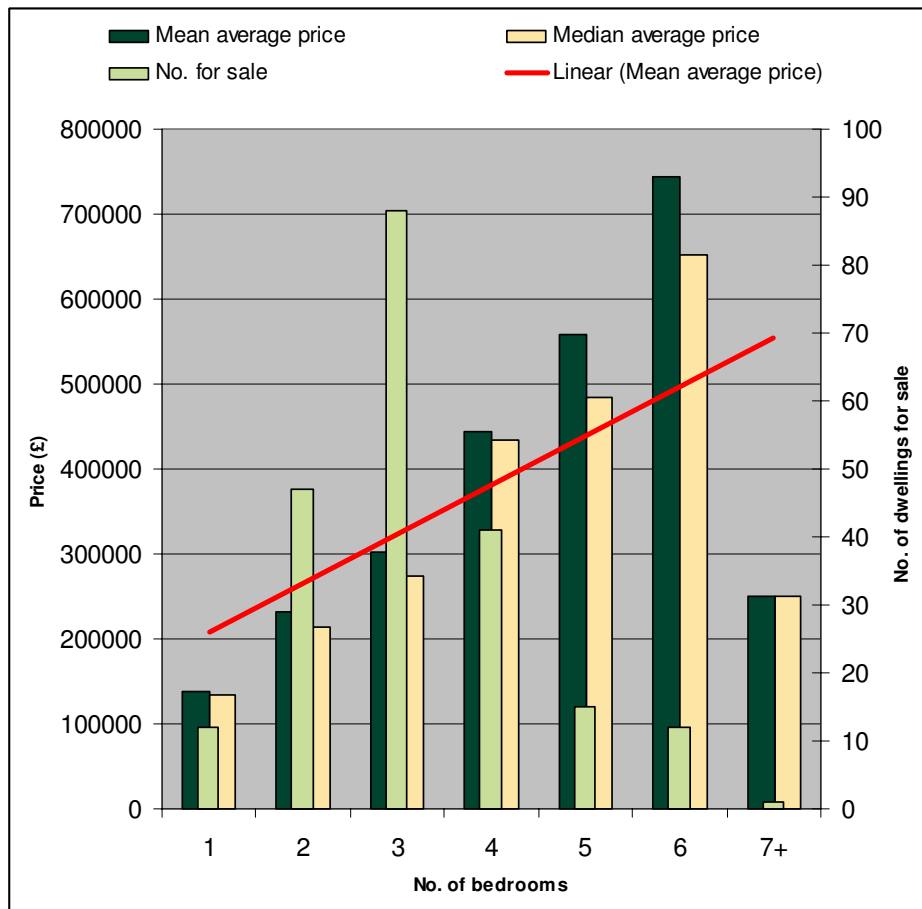
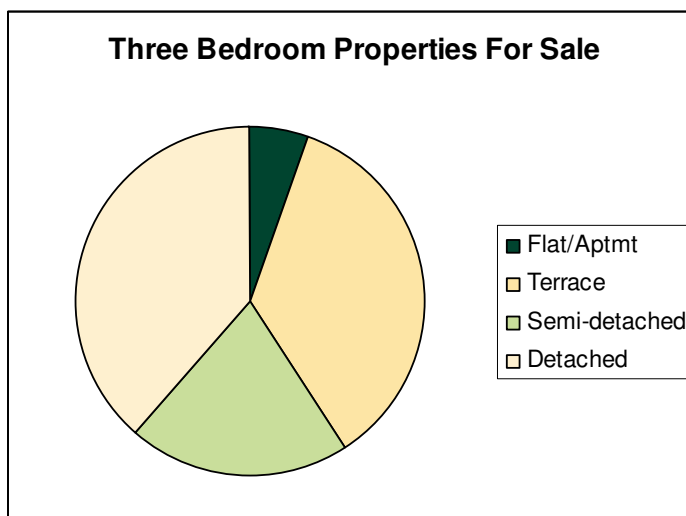


Table 6 and chart 6 above, illustrate the linear increase in the average price of a dwelling according to the number of bedrooms. However, since there is only one property in 7+bedroom category it is not truly representative of the average price. For further details see Appendix 1 for the listing of each property for sale within the survey; categorised under 'District' then 'Parish'

Properties with 3 bedrooms are clearly the most represented within this category, comprising 40% of the total properties for sale. The average price for a 3-bed property is therefore a robust figure compared to other categories, and also covers the whole range of dwelling types in this survey (see chart 7 below).

**Chart 7**



One and two bedroom dwellings tend to be mainly flats or terraced properties. Three bedroom properties are the most popular family-sized dwelling, with 3-bed detached houses very often incorporating additional features such as: extensive gardens, garages, out-buildings.

## **Affordability**

The lack of affordable housing is a key socio-economic issue within Exmoor National Park. The Adopted Exmoor National Park Local Plan Housing policies provide for virtually all new housing to meet the needs of the local community for affordable housing. Since the Plan was adopted in March 2005, approval for full and outline planning permission, has been given for 24 affordable dwellings (including conversions), of which 20 have already been built; with further local affordable dwellings coming forward<sup>7</sup>.

To determine the affordability of housing on the open market, we have taken the lower quartile of the houses for sale (included within the annual house price survey) of which there are 54 properties ranging from £110,000 to £215,000. This will produce information for the properties for sale at the lower end of the market. In order to gauge whether these open market properties are 'affordable', the average house price is determined for this lowest quartile of house prices, and then calculated as a ratio against average household income. Within the lower quartile results the average house price was:

**Mean average lower quartile house price: £168,394**

**Median average lower quartile house price: £173,750**

In 2007 the average **gross household** income for Exmoor National Park was £28,132<sup>8</sup>. This figure is not average 'individual income', but the average income for a household; which may include more than one person generating income. The lower quartile average income<sup>9</sup> for the lowest 25% of household incomes within the National Park is just £16,078<sup>10</sup>.

**Ratio of Average House Price to Average Household Income:  
12:1**

**Ratio of Average House Price to Average Lower Quartile  
Household Income: 6:1**

**Ratio of Average Lower Quartile House Price to Average Lower  
Quartile Household Income: 10:1**

Although these figures are alarming – it is significant that even those with an average household income of around £28,000 would not be able to afford the average priced property in the **lower quartile** or lowest 25%, of house prices (without a considerable deposit) as the ratio is still **6 : 1**; illustrating that even the properties for sale at the lower end of the housing market, are still beyond the reach of most people on Exmoor.

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<sup>7</sup> These figures are correct as of 1/10/07.

<sup>8</sup> Mean average annual household income at Postcode Level – provided by CACI

<sup>9</sup> The mean average of: Households in the lower 25% of the average household income

<sup>10</sup> Data obtained from: Median Lower Quartile Household Income at Postcode Level (CACI)

On average mortgage companies will offer a mortgage which would require an income 2.9 times that of a couple or 3.5 times that of a single person (although in the past few years mortgages have been offered at much higher ratios, these are most typical at present). A household income of around £58,000 for a couple, or £48,000 for a single person would be needed to obtain a mortgage for an averaged priced property in the lowest quarter of the housing market (i.e. £168,394).

Currently first time buyers face an almost impossible task to get on the housing ladder without financial assistance from parents or other family members. Mortgage companies have, at present, tightened their lending criteria and will not sanction a mortgage without at least a 10% deposit (as a minimum) and this could be as much as 25% in some cases. This coupled with rising interest rates has greatly reduced the number of first time buyers entering the housing market and this has influenced the subsequent slowdown in sales.

The Rural Housing Enabler is working with its partners in local authorities and housing associations to provide new affordable housing. The majority of need is for low cost rented housing, but there are also opportunities for 'shared equity' and 'low-cost home ownership' schemes as well as self-build. This new housing can only be occupied, in perpetuity, by local people who meet the criteria of the Local Plan housing policies.

#### **Analysis of properties in the lower quartile:**

As expected the properties for sale within the lower quartile price range are predominantly 2-3 bedroom dwellings, most of which are terraced houses (see Table 7 below). Nearly two-thirds (65%) of the properties for sale within this category are within the larger centres of Dulverton, Porlock and Lynton/Lynmouth; essentially towards the centres of such settlements where historically the housing was at a much higher density, with fewer 'outdoor features' such as gardens, and off-road parking. Flats and apartments are typically recently created within larger pre-1919 buildings.

Ex-local authority properties that were bought under the 'Right to Buy' scheme, introduced during the 1980's, can now command a relatively high price, particularly those situated in more rural locations. Some of these properties may have a local occupancy restriction, but this requires 3 year residency in the county and does not appear to reduce the sale price to a large extent.

National Park housing policies have only been adopted for just over 3 years; and there have been no local needs affordable dwellings advertised for sale. This is because most completed local needs housing at present are owned or partly owned by a Registered Social Landlord, only a small proportion are owned outright. The local occupancy tie and the size restriction of 90m<sup>2</sup> will



ensure that if these properties are sold the price should be significantly lower than open market values.

Table 7:

LOWER QUARTILE HOUSE PRICE ANALYSIS								
Dwelling Type	No. of properties	%	No. of beds.	No. of properties	%	Age of dwelling	No. of properties	%
Detached	26	48%	1 bed.	12	22%	Pre 1919	35	64%
Semi-detached	20	37%	2 beds.	24	44%	1920-59	3	6%
Terrace	5	9%	3 beds.	17	32%	1960-79	6	11%
Flat	3	6%	4 beds.	1	2%	1980-2000	3	6%
						New Dwellings	7	13%

## Land Registry Data

The data from the Land Registry is obtained via quarterly reports for national and regional average house prices, as well as for District Councils. Data can also be purchased for average house prices within postcode sectors. There are only two postcode sectors which are wholly within the National Park; the remaining sectors include areas outside of the National Park boundary including dwellings within larger towns. Data from the Land Registry is based upon the sale price of dwellings rather than the asking price.

### Parishes within Postcode Sectors covering Exmoor National Park

Table 8:

Postcode Sector	Parishes in/partly in the National Park	Parishes within the postcode sector not in the National Park
EX36 3	North Molton, Molland, Twitchen, West Anstey, East Anstey	Areas of South Molton, Bishops Nympton
<b>EX35 6</b>	<b>Lynton &amp; Lynmouth, Oare, Brendon &amp; Countisbury</b>	<b>None</b>
TA4 4	Monksilver, Stogumber, Elworthy, Nettlecombe	Bicknoller, Crowcombe, Williton, West Quantoxhead.
TA22 9	Bridgetown, Brompton Regis, Dulverton, Exton, Withypool & Hawkridge	Brushford, Exebridge
TA23 0	Luxborough, Roadwater	Areas of Watchet
TA24 5	Dunster	Parts of Minehead
TA24 6	Dunster, Carhampton, Withycombe, Old Cleeve	Parts of Minehead, Bilbrook
<b>TA24 7</b>	<b>Exford, Winsford, Withypool, Wheddon Cross, Timberscombe</b>	<b>None</b>
TA24 8	Luccombe, Porlock, Minehead & Selworthy Without, Wootton Courtenay	Parts of Minehead

The average figures given for postcode sectors does not present a very accurate figure, as most sectors do not have average sales figures for all types of dwelling, and some may only have only one dwelling type, such as **EX35 6** which only has records for sales of detached dwellings and therefore this sector results

in a high average house price (see Table 9). Postcode sectors which are not wholly within the National Park may include settlements where house prices are significantly lower; this will also distort averages in the context of National Park house prices.

The average house price (based on the overall averages for postcode sectors listed in Table 9) is: **£340,728**. This figure is remarkably similar to the calculated average for the National Park (£346,596). This similarity is unusual as the postcode sector areas cover a much wider area than the National Park boundary, but can be explained due to the low number of sales and a lack of consistent data (illustrated by the shaded cells in Table 9 below). For example there are 3 postcode sectors which only have data for sales of detached dwellings for this particular quarter; this automatically increases the average price.

The Land Registry data is restricted by the amount of recent house price information it can provide for the National Park as a whole (due to the areas of the postcode sectors), and as the number of house sales within a particular period are relatively low compared with areas of a higher density, it is difficult to obtain a meaningful average. This is why the House Price Survey is based on the 'asking price' of dwellings for sale within the National Park only.

## Land Registry Information based on House Sales: April – June 2007

Table 9<sup>11</sup>:

AREA	Detached (£)	Sales	Semi-Det (£)	Sales	Terraced (£)	Sales	Flat/Mais (£)	Sales	Overall Average (£)
England/Wales	£337,940	36584	£196,199	50317	£174,799	58279	£203,822	40961	£219,034
SOUTH WEST	£338,810	5114	£210,931	4362	£183,955	5818	£163,398	4438	£225,429
DEVON	£353,671	822	£219,650	553	£188,616	877	£160,884	539	£238,021
SOMERSET	£318,195	533	£204,481	520	£167,907	632	£132,544	279	£213,353
NORTH DEVON	£355,541	91	£211,114	64	£188,850	96	£147,973	83	£228,374
WEST SOMERSET	£388,812	45	£220,158	37	£188,636	29	£148,501	18	£261,906
<b>EX35 6</b>	£701,833	6							£701,833
<b>EX36 3</b>	£346,500	4							£346,500
<b>TA22 9</b>	£420,000	6							£420,000
<b>TA23 0</b>	£278,800	5	£203,000	6	£149,388	9	£140,820	4	£188,324
<b>TA24 5</b>	£337,470	10	£244,785	7	£235,800	5	£145,295	11	£238,347
<b>TA24 6</b>	£235,816	3	£192,658	6	£181,241	6	£170,500	3	£192,352
<b>TA24 7</b>									
<b>TA24 8</b>	£438,158	6	£262,800	5	£229,416	6			£312,908
<b>TA4 4</b>	£385,444	9	£235,741	6					£325,563
Exmoor (Mean Av)	£466,605	104	£291,971	29	£241,625	53	£168,815	30	£346,596
Exmoor (Median Av)	£425,000	for sale	£290,000	for sale	£225,000	for sale	£159,950	for sale	£280,000

The shaded areas represent no sales in this particular quarter. The **postcode sector TA24 7 has no sales at all** recorded for the 3 months from April to June 2008.

<sup>11</sup> Source: Land Registry – Crown Copyright Reserved (excluding the 'Exmoor' averages)

## Appendix 1

### House Price Survey Details

The report which follows, lists details of the properties for sale during the period 30.6.08 to 11.7.07.

#### Key to Abbreviations used in the report:

<b>ENP:</b>	Property marketed as within Exmoor and/or the National Park
<b>SG:</b>	Single Garage
<b>DG:</b>	Double Garage
<b>TG:</b>	Triple Garage
<b>FY:</b>	Front Yard
<b>RY:</b>	Rear Yard
<b>FG:</b>	Front Garden
<b>RG:</b>	Rear Garden
<b>WS:</b>	Workshop(s)
<b>OB:</b>	Outbuilding(s)
<b>SP:</b>	Swimming Pool
<b>PP:</b>	Planning Permission
<b>AT:</b>	Agricultural Tie
<b>XLA:</b>	Ex-Local Authority Housing
<b>Ann.:</b>	Annexe
<b>Add. Dw:</b>	Additional Dwelling(s)
<b>Stb:</b>	Stabling

This list includes features such as a property having additional accommodation available in the form of an annex, or additional dwelling(s), or stabling (together with land available for paddocks). The popularity of Exmoor for equestrian activity on Exmoor has ensured that there is a demand for properties that have such facilities, or the potential to include them. Hence properties included in this survey which have land (a threshold of 30 acres is imposed); outbuildings and/or stabling can command a high price.

Just over two-thirds of the properties for sale within the survey period used 'Exmoor' or 'Exmoor National Park' in the details to market the property. The approaches used by estate agents were:

1. Consistently mentioned Exmoor or Exmoor National Park for each property, or
2. The terms were used infrequently due to:
  - i. Properties situated within settlements which are recognised in their own right: i.e. Lynton & Lynmouth and Porlock.
  - ii. Properties for sale on the eastern side of the National Park were just as likely to be marketed as being on the Brendon Hills.
  - iii. Rural properties and properties within the smaller villages in the heart of the National Park were more likely to be marketed as being in Exmoor National Park.

Exmoor National Park Authority Annual House Price Survey 2008

District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Sib	ENP
North Devon																						
Brayford	65000	Detached	1980-2000	4	22		✓				✓	✓	✓	✓			✓					✓
Brendon & Countisbury	165000	Terrace	pre 1919	3	0				✓													
	199950	Bungalow	1920-1959	2	0					✓			✓									✓
Combe Martin	895000	Detached	pre 1919	3	14		✓				✓	✓	✓	✓							✓	✓
Kentisbury & Trentishoe	240000	Bungalow	pre 1919	2	0	✓					✓	✓										
Lynton & Lynmouth	110000	Flat/Apartment	pre 1919	1	0																	
	114000	Flat/Apartment	pre 1919	1	0																	
	115000	Flat/Apartment	pre 1919	1	0																	✓
	129950	Flat/Apartment	pre 1919	2	0																	✓
	130000	Flat/Apartment	pre 1919	2	0				✓													✓
	135000	Flat/Apartment	pre 1919	1	0																	✓
	145000	Flat/Apartment	pre 1919	2	0																	✓
	149950	Terrace	pre 1919	4	0							✓	✓									✓
	150000	Terrace	pre 1919	3	0					✓			✓									✓
	154950	Flat/Apartment	new	1	0																	✓
	155000	Flat/Apartment	pre 1919	2	0																	✓
	155000	Flat/Apartment	pre 1919	2	0																	✓
	159000	Detached	pre 1919	2	0																	✓
	159950	Flat/Apartment	new	2	0																	✓
159950	Flat/Apartment	new	2	0																	✓	
159950	Flat/Apartment	new	2	0																	✓	



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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP		
Lynton & Lynmouth	159950	Terrace	pre 1919	2	0																			
	165000	Flat/Apartment	new	1	0				✓															
	175000	Semi-detached	1960-1979	3	0					✓	✓	✓											✓	
	179950	Flat/Apartment	pre 1919	2	0																		✓	
	179950	Flat/Apartment	new	3	0																			✓
	179950	Flat/Apartment	new	3	0																			✓
	185000	Terrace	1980-2000	2	0				✓															
	188000	Terrace	pre 1919	2	0																			
	195000	Terrace	pre 1919	3	0						✓													
	199950	Flat/Apartment	pre 1919	2	0																			
	199950	Terrace	pre 1919	3	0						✓													✓
	199950	Terrace	pre 1919	3	0							✓	✓											
	215000	Terrace	pre 1919	3	0							✓	✓											
	215000	Terrace	pre 1919	4	0								✓											✓
	225000	Detached	pre 1919	2	0							✓	✓											✓
	225000	Terrace	pre 1919	2	0							✓	✓											✓
	225000	Terrace	pre 1919	3	0								✓											✓
	225000	Terrace	pre 1919	4	0								✓											✓
	230000	Terrace	pre 1919	3	0								✓											
	247500	Semi-detached	1920-1959	3	0							✓	✓											
	249950	Terrace	pre 1919	4	0						✓		✓											
	249950	Terrace	1980-2000	3	0							✓	✓	✓										✓
249950	Terrace	pre 1919	3	0							✓												✓	
249995	Semi-detached	pre 1919	3	0								✓											✓	
250000	Flat/Apartment	pre 1919	3	0							✓	✓		✓										

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP	
Lynton & Lynmouth	250000	Terrace	pre 1919	7	0						✓	✓		✓									
	270000	Semi-detached	pre 1919	6	0					✓	✓		✓										
	270000	Terrace	pre 1919	4	0	✓					✓												
	289950	Detached	pre 1919	2	0						✓	✓										✓	
	297000	Flat/Apartment	new	3	0																		✓
	300000	Detached	pre 1919	3	0							✓	✓										✓
	310000	Semi-detached	1920-1959	3	0	✓						✓	✓	✓								✓	✓
	320000	Detached	pre 1919	3	0																		✓
	330000	Terrace	pre 1919	3	0							✓	✓										✓
	360000	Terrace	pre 1919	3	0	✓					✓	✓											✓
	380000	Bungalow	1960-1979	4	0	✓						✓	✓										
	390000	Bungalow	1960-1979	4	0		✓					✓	✓										
	399950	Terrace	pre 1919	6	0							✓	✓										
	449950	Detached	1980-2000	5	0							✓	✓	✓									
	450000	Detached	new	4	0			✓				✓	✓										✓
	450000	Detached	pre 1919	4	0								✓										
	485000	Detached	1920-1959	5	0							✓	✓	✓						✓			
	499950	Detached	pre 1919	4	2			✓				✓	✓	✓						✓			✓
	535000	Detached	pre 1919	3	0							✓	✓	✓	✓								
	645000	Detached	pre 1919	6	0							✓	✓			✓							
850000	Detached	pre 1919	6	2							✓	✓	✓	✓					✓			✓	
445000	Detached	pre 1919	3	0							✓	✓	✓						✓			✓	
585000	Detached	pre 1919	5	3							✓	✓	✓									✓	
Martinhoe																							

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP	
North Molton	235000	Detached	pre 1919	3	0				✓													✓	
	312500	Detached	pre 1919	4	0					✓		✓											✓
	280000	Terrace	pre 1919	3	0		✓					✓	✓										✓
Parracombe	285000	Bungalow	1960-1979	4	0		✓					✓	✓										✓
	325000	Terrace	pre 1919	3	1			✓				✓	✓							✓			✓
	365000	Semi-detached	pre 1919	4	0		✓					✓	✓										✓
	395000	Bungalow	1960-1979	3	0							✓	✓										✓
West Somerset																							
Brompton Regis	210000	Bungalow	1960-1979	2	0						✓												✓
	275000	Detached	new	4	0						✓												✓
Cutcombe	159500	Terrace	pre 1919	3	0					✓													✓
	275000	Detached	1960-1979	3	0				✓			✓	✓										✓
Dulverton	150000	Flat/Apartment	pre 1919	1	0							✓											✓
	175000	Flat/Apartment	pre 1919	1	0							✓											✓
	180000	Terrace	pre 1919	2	0																		✓
	199950	Semi-detached	1920-1959	3	0						✓								✓				✓
	199950	Semi-detached	pre 1919	3	0						✓												✓
	199950	Semi-detached	1960-1979	3	0																		✓
	225000	Detached	1980-2000	3	0							✓	✓										✓
	225000	Detached	1980-2000	3	0							✓	✓										✓
	230000	Terrace	pre 1919	3	0						✓												✓
	249950	Bungalow	1960-1979	3	0							✓											✓
265000	Semi-detached	pre 1919	2	0								✓										✓	
	265000	Terrace	pre 1919	3	0					✓													✓

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add Dw.	Stb	ENP		
Dulverton	269000	Bungalow	1960-1979	3	0	✓					✓	✓												
	274500	Terrace	pre 1919	3	0				✓			✓	✓										✓	
	280000	Bungalow	1960-1979	3	0	✓	✓				✓	✓											✓	
	280000	Detached	1980-2000	4	0	✓						✓	✓										✓	
	290000	Semi-detached	pre 1919	3	0				✓			✓	✓	✓										✓
	300000	Semi-detached	pre 1919	3	0							✓	✓											✓
	325000	Bungalow	1920-1959	3	0							✓	✓										✓	
	335000	Detached	1980-2000	3	0	✓						✓	✓										✓	
	395000	Semi-detached	pre 1919	5	0	✓						✓	✓	✓									✓	
	550000	Detached	1920-1959	5	0		✓					✓	✓	✓									✓	
	225000	Terrace	pre 1919	3	0						✓												✓	
	240000	Terrace	pre 1919	2	0								✓										✓	
	240000	Terrace	1980-2000	3	0								✓										✓	
	299950	Terrace	pre 1919	3	0								✓										✓	
359995	Terrace	pre 1919	3	0					✓			✓										✓		
359995	Terrace	pre 1919	3	0						✓		✓										✓		
425000	Detached	pre 1919	5	0								✓	✓									✓		
465000	Terrace	pre 1919	4	0		✓						✓	✓			✓						✓		
560000	Detached	1920-1959	4	0								✓	✓								✓	✓		
599500	Detached	new	4	0	✓							✓	✓									✓		
695000	Detached	pre 1919	6	0								✓	✓									✓		
875000	Detached	pre 1919	5	0	✓		✓					✓	✓									✓		
575000	Detached	pre 1919	4	4								✓	✓	✓							✓	✓		
2250000	Detached	pre 1919	6	12								✓	✓		✓					✓		✓		
Dunster																								
Elworthy																								

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP	
Exford	179950	Terrace	1960-1979	3	0						✓	✓	✓					✓				✓	
	425000	Detached	pre 1919	3	5		✓					✓	✓	✓							✓	✓	
	435000	Terrace	pre 1919	4	0	✓					✓	✓	✓							✓		✓	
	579000	Detached	new	4	0	✓					✓	✓	✓	✓	✓							✓	✓
Exmoor	350000	Semi-detached	pre 1919	2	0	✓						✓	✓									✓	✓
	325000	Detached	pre 1919	3	0	✓						✓	✓									✓	✓
Exton	325000	Semi-detached	pre 1919	3	3						✓	✓	✓	✓								✓	✓
	475000	Detached	pre 1919	3	3						✓	✓	✓	✓								✓	✓
	470000	Detached	1980-2000	4	0						✓	✓	✓									✓	✓
Luccombe	925000	Detached	pre 1919	5	8	✓					✓	✓	✓		✓						✓	✓	✓
	235000	Semi-detached	pre 1919	2	0						✓	✓	✓									✓	✓
Luxborough	335000	Semi-detached	1980-2000	3	0						✓	✓	✓									✓	✓
	400000	Semi-detached	pre 1919	3	2						✓	✓	✓	✓								✓	✓
	435000	Detached	1920-1959	3	0						✓	✓	✓									✓	✓
	269950	Semi-detached	pre 1919	2	0	✓					✓	✓	✓									✓	✓
Monksilver	525000	Detached	1960-1979	4	0	✓					✓	✓	✓									✓	✓
	750000	Detached	1980-2000	6	0		✓				✓	✓	✓	✓		✓						✓	✓
Old Cleeve	249950	Bungalow	1960-1979	3	0	✓					✓	✓	✓									✓	✓
	250000	Bungalow	1960-1979	3	0	✓					✓	✓	✓									✓	✓
	299950	Detached	pre 1919	3	0							✓	✓			✓						✓	✓
	335000	Detached	pre 1919	2	0	✓					✓	✓	✓	✓								✓	✓
	375000	Detached	pre 1919	3	0	✓					✓	✓	✓	✓								✓	✓
	395000	Bungalow	1960-1979	2	2						✓	✓	✓	✓		✓						✓	✓
700000	Detached	1980-2000	4	16						✓	✓	✓	✓								✓	✓	

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP
	117500	Flat/Apartment	pre 1919	1	0																	✓
	119500	Flat/Apartment	pre 1919	1	0																	✓
	135000	Flat/Apartment	pre 1919	1	0																	✓
	149950	Terrace	1980-2000	2	0							✓										✓
	154950	Detached	1920-1959	1	0				✓													✓
	172500	Terrace	pre 1919	3	0						✓		✓									✓
	175000	Terrace	pre 1919	2	0																	✓
	179950	Terrace	pre 1919	2	0					✓												✓
	189950	Flat/Apartment	pre 1919	2	0																	✓
	189950	Terrace	1960-1979	3	0						✓		✓									✓
	192000	Flat/Apartment	pre 1919	3	0																	✓
	195000	Terrace	pre 1919	2	0					✓												✓
	197500	Terrace	1960-1979	3	0						✓		✓									✓
	215000	Flat/Apartment	1980-2000	2	0																	✓
	215000	Flat/Apartment	1980-2000	2	0						✓											✓
	225000	Terrace	pre 1919	3	0							✓										✓
	240000	Terrace	pre 1919	3	0							✓										✓
	245000	Terrace	pre 1919	4	0							✓										✓
	249950	Terrace	1960-1979	3	0						✓		✓									✓
	250000	Bungalow	1960-1979	3	0						✓		✓									✓
	259950	Semi-detached	1960-1979	2	0						✓		✓									✓
	269950	Semi-detached	pre 1919	3	0							✓	✓	✓								✓
	269950	Terrace	1920-1959	4	0							✓	✓	✓								✓
	274950	Bungalow	1960-1979	2	0						✓		✓									✓

Porlock



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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Sib	ENP	
Porlock	595000	Bungalow	1920-1959	4	2		✓				✓	✓	✓	✓								✓	
	645000	Detached	pre 1919	4	1						✓	✓	✓	✓					✓			✓	
	695000	Detached	1920-1959	3	0	✓						✓	✓										
	710000	Bungalow	1960-1979	4	0	✓					✓	✓	✓								✓		
	1100000	Detached	1920-1959	6	24	✓						✓	✓	✓							✓		✓
Selworthy & Minehead Without	275000	Detached	pre 1919	2	0	✓					✓	✓		✓								✓	
	595000	Detached	1920-1959	6	2		✓				✓	✓	✓						✓			✓	
Timberscombe	199950	Terrace	pre 1919	2	0							✓	✓									✓	
	225000	Detached	pre 1919	3	0	✓				✓		✓										✓	
	245000	Bungalow	1960-1979	3	0						✓	✓										✓	
	265000	Bungalow	1960-1979	2	0	✓					✓	✓	✓									✓	
	325000	Semi-detached	pre 1919	3	0	✓							✓		✓								✓
	400000	Semi-detached	pre 1919	3	0							✓	✓								✓		✓
	660000	Detached	pre 1919	6	0	✓						✓	✓										✓
Winsford	395000	Detached	1980-2000	3	0	✓						✓										✓	
	450000	Detached	pre 1919	5	0						✓	✓	✓	✓								✓	
	475000	Detached	pre 1919	2	4		✓					✓				✓						✓	
	550000	Detached	1920-1959	4	5		✓				✓	✓	✓									✓	
	795000	Detached	pre 1919	5	7		✓				✓	✓	✓	✓								✓	
Withypool & Hawkridge	595000	Detached	pre 1919	4	0		✓				✓	✓	✓						✓			✓	

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District/Parish	Price of Property	Type of Dwelling	Age of Dwelling	No. of Beds.	Land (acres)	SG	DG	TG	FY	RY	FG	RG	OB	WS	SP	PP	AT	XLA	Ann.	Add. Dw.	Stb	ENP		
Wootton Courtenay	245000	Bungalow	1920-1959	2	0						✓	✓										✓		
	395000	Detached	1980-2000	3	0						✓	✓												
	499000	Detached	1980-2000	4	0		✓				✓	✓										✓	✓	
	550000	Detached	1980-2000	4	0	✓					✓	✓										✓	✓	
	550000	Detached	1980-2000	5	0		✓				✓	✓			✓							✓	✓	
	650000	Detached	1920-1959	3	2							✓	✓										✓	✓
	895000	Detached	1920-1959	4	10							✓	✓			✓				✓			✓	✓

## **Appendix 2:**

### **Estate Agents (websites) used for this survey:**

- Big Black Hen
- Chanin & Thomas
- David Mirow
- Exmoor Farm Properties
- Fox & Sons
- Great Western Homes
- Greenslade, Taylor & Hunt
- Hosegood Ford
- Humberts
- Jackson-Stops & Staff
- John Smale
- Nancekivell & Co.
- Nova Homes
- Phillips Smith & Dunn
- Pointer Properties
- Richardsons
- rileysnelling.com
- Rowlandson & Gardner
- Seddons
- Stags
- Strutt & Parker
- Webbers

### **Newspaper Property Sections used for this survey:**

- West Somerset Free Press
- North Devon Journal
- Somerset County Gazette
- Western Morning News