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Key Findings

Based on asking prices for houses in July 2012, the Exmoor National Park Authority Annual House Price Survey 2012 shows a decrease in house price within the National Park compared to those in July 2011. The 2012 mean average house price on Exmoor was £392,555, compared to £406,794 last year, a decrease of 3.5% in the last 12 months.

Nationally there has been a 2.6% reduction in house prices over the last 12 months. The chief economist for Nationwide noted that the weaker price trend observed in recent quarters nationally is unsurprising given the performance of the wider economy which has contracted by 1.4% in the past 9 months¹.

In contrast according to quarterly Land Registry sale figures for April to June 2012 the average house price for England and Wales increased by 4.5% compared to the same period last year, and the South West region experienced a 1.9% increase².

The mean³ average house price for Exmoor National Park remains substantially higher than both regional and national averages: 73.7% higher than the average house price in the South West (£226,026), and 64.7% higher than the average house price in England & Wales (£238,293). However this is 9.7% and 13.6% lower than 2011 figures⁴.

The median⁵ average house price on Exmoor this year was £349,500; a 9.2% increase from last year (£320,000). The contrast of a decrease in mean average and increase in median average from last year demonstrates the variation of house prices within Exmoor National Park.

Housing 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 seek to address this issue by ensuring that new build housing and the majority of conversions within the National Park address the needs of the local community for affordable housing.

¹ Nationwide House Price Index (July 2012) <http://www.nationwide.co.uk/hpi/reports/archive.htm>

² Land Registry (April-June 2012) Crown Copyright Reserved

³ Mean average: sum of all house prices collected, divided by the number of results. This is the most commonly used type of average

⁴ The average house prices for the South West and England & Wales are based on the quarterly figures obtained by Land Registry (April-June 2012) based on actual contract prices, Exmoor are based on advertised asking prices over a two week period in July 2012

⁵ 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 fifteenth 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 2012 using the websites of local estate agents, property websites and the property sections of local papers (Appendix 2) to assess the number and type of dwellings for sale within Exmoor National Park. The figures for the asking price (Appendix 1) 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 relate only to the Exmoor National Park area. Land registry sale prices are also collected. However the data uses post code sectors based on district council areas and so are not specific to the National Park area. Only two postcode sectors lie entirely within the National Park, apart from these two sectors, Land Registry sale figures include areas outside the National Park, such as parts of Minehead. To reduce the distortion of average house price figures; properties for sale which include land over 30 acres (12.5 hectares) are not included, as these could be described as working farms.

The 2012 survey found 181 properties for sale within Exmoor. At the same time last year 231 properties were on the market. Of the properties for sale, 72.4% were within the West Somerset area, and 27.6% were within the North Devon area of the National Park. This broadly reflects the proportion of area of the two districts within the National Park.

Both the mean and median average house prices for Exmoor are calculated. The mean average is the most commonly used type of average. This is the sum of all the house prices collected, divided by the number of results. It can be compared to National and Regional figures which rely on mean averages. The median average is the middle house price of the house prices collected when arranged in order from the lowest to the highest. The median average house price figure reduces distortion due to larger, higher value properties whose inclusion would increase the mean average house price significantly. In this year's survey there were 3 properties for sale with asking prices of £1,000,000 or more and 40 properties between £501,000 and £1,000,000 (see Appendix 1 for all property details). These account for 87.0% of the 23 properties that included land of 2 acres or more in area

Analysis of Survey Results

House Price Survey Comparisons Since 1998

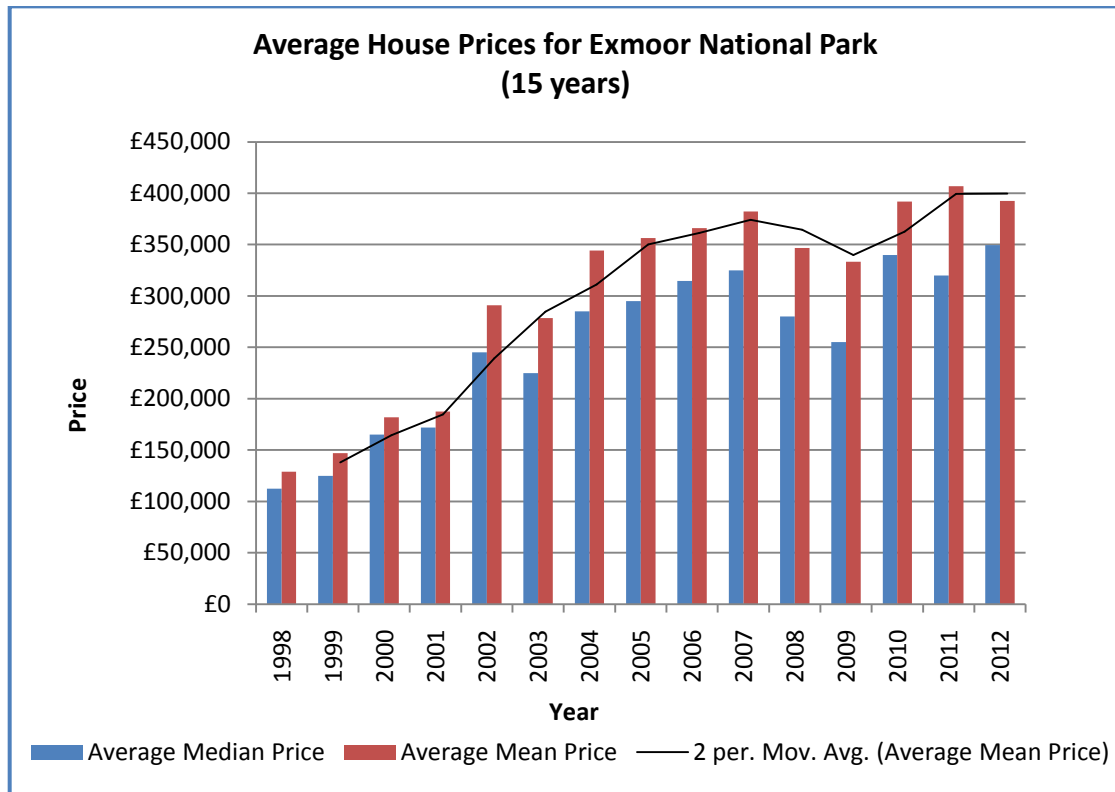


Chart 1: Average House Prices for Exmoor National Park

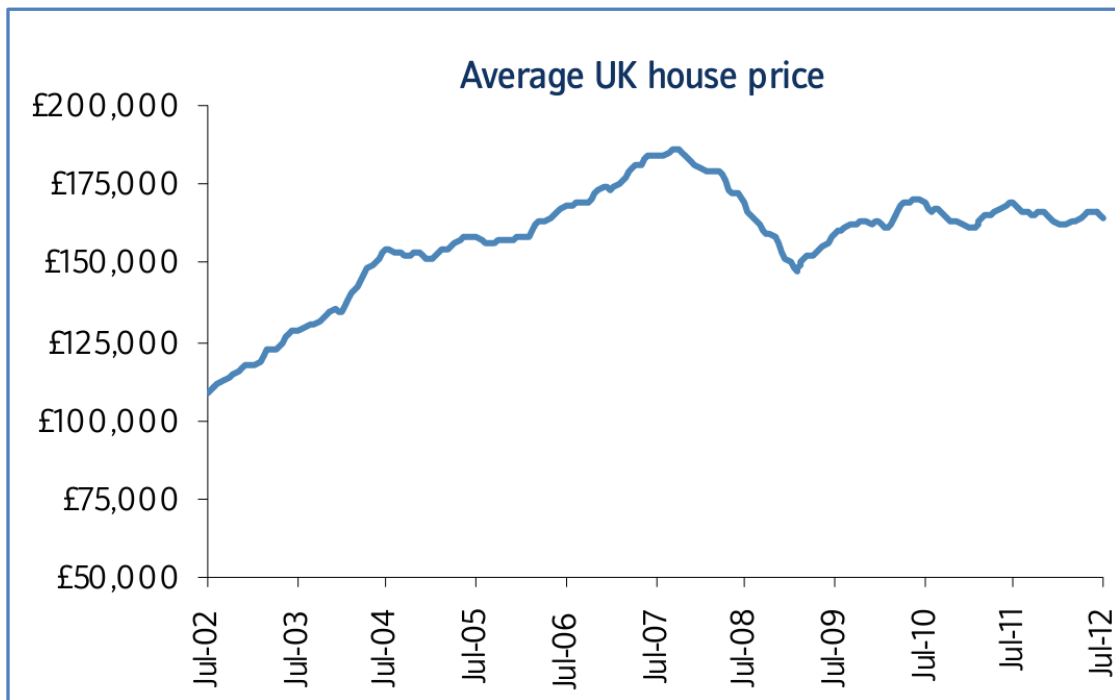


Chart 2: Average UK house price⁶

⁶ Nationwide House Price Index (July 2012) <http://www.nationwide.co.uk/hpi/reports/archive.htm>

| Year | No. of houses | Average Median Price | % Change | Average Mean Price | % Change |
|----------------------------|---------------|----------------------|----------|--------------------|----------|
| 1998 | 187 | £112,500 | - | £128,882 | - |
| 1999 | 104 | £124,950 | 11 | £146,822 | 13.9 |
| 2000 | 113 | £165,000 | 32 | £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 |
| 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 |
| 2009 | 129 | £255,000 | -8.9 | £333,398 | -3.8 |
| 2010 | 188 | £339,750 | 33.2 | £391,987 | 17.6 |
| 2011 | 231 | £320,000 | -5.8 | £406,794 | 3.8 |
| 2012 | 181 | £349,500 | 9.2 | £392,555 | -3.5 |
| Overall increase (15 yrs) | | Median | 311% | Mean | 305% |

Table 1: House Price Survey Comparisons since 1998

Chart 1 (p.4) and Table 1 above illustrate the year on year house price changes shown by the 15 Exmoor National Park Authority House Price Surveys undertaken since 1998.

This year's survey has shown a reduction of 3.5% in mean house prices within the National Park since the last survey. Nationally there has been a 2.6% reduction in house price over the last 12 months. This reduction follows trends in the wider economy which contracted by 1.4% in the 9 months leading up to July 2012 (Charts 1 and 2; p.4)⁷.

The Land Registry House Price Index report for July 2012⁸ shows an annual price increase of 0.7% in house prices in England and Wales with the average house price standing at £163,346. The South West had a lower than average annual change in house prices with a decrease of 1.3% but with a higher than average house price of £172,159.

⁷ Nationwide House Price Index (July 2012) <http://www.nationwide.co.uk/hpi/reports/archive.htm>

⁸ Land Registry House Price Index report for July 2012: <http://www.landregistry.gov.uk/public/house-prices-and-sales>

Mean and Median House Price by District

| Table 1: District | No. of houses for sale | Median Price | Mean Price | % Change since 2011 (Mean Price) |
|---------------------------------------|-------------------------------|---------------------|-------------------|---|
| North Devon (area in National Park) | 50 | £325,000 | £367,767 | +3.3% |
| West Somerset (area in National Park) | 131 | £349,950 | £402,016 | -6.8% |
| Exmoor National Park | 181 | £349,500 | £392,555 | -3.5% |

Table 2: Mean and Median House Price by District

Table 2 illustrates the mean and median house price by district based on the asking prices of houses within Exmoor National Park. The lower number of houses for sale within the North Devon area of the National Park reflects the smaller area of the district within the National Park (one-third) compared to West Somerset. The majority of properties for sale in the North Devon area of the National Park were in Lynton & Lynmouth parish (64%) which contains the largest settlement in the North Devon area of the National Park. Figures for individual parishes should therefore be treated with caution due to the relatively low numbers of houses surveyed.

House Prices – Numbers of houses for sale within price bands

The greatest number of properties for sale lies in three bands; £151,000-£200,000, £201,000-£250,000, £251,000-£300,000 and £351,000-£400,000 (Chart 3). These are the same value bands as last year with the addition of the £151,000-£200,000 price band that had the greatest number of properties for sale. Exmoor National Park’s average house price remains high however, when compared to regional and national house price averages. This means many people living on Exmoor on average incomes are unable to afford housing in the area.

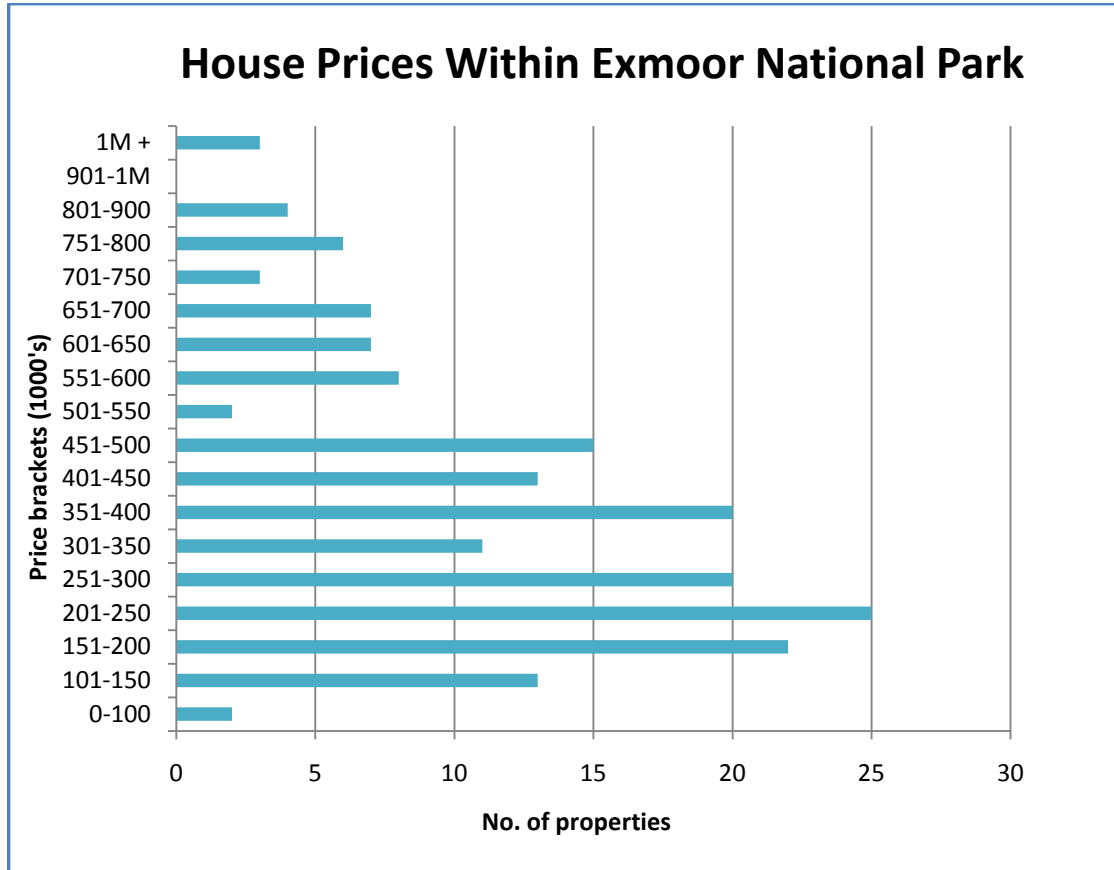


Chart 3: House Prices within Exmoor National Park

Age Range and Types of Properties in the Survey

| Dwelling Type | No. of Properties Within Age Ranges and Average Price | | | | | Total |
|---------------|---|-----------|-----------|-------------|----------|------------|
| | Pre 1919 | 1920 - 59 | 1960 - 79 | 1980 - 2000 | New | |
| Detached | 49 | 16 | 18 | 12 | 3 | 98 |
| Semi-detached | 22 | 5 | 8 | 1 | 0 | 36 |
| Terrace | 32 | 2 | 2 | 2 | 0 | 38 |
| Flat | 9 | 0 | 0 | 0 | 0 | 9 |
| Total | 112 | 23 | 28 | 15 | 3 | 181 |
| Mean | 396,806 | 490,417 | 274,346 | 417,263 | 463,317 | |
| Median | 332,250 | 400,000 | 244,950 | 425,000 | 445,000 | |

Table 3: No. of Properties within age ranges, types and average price for age ranges

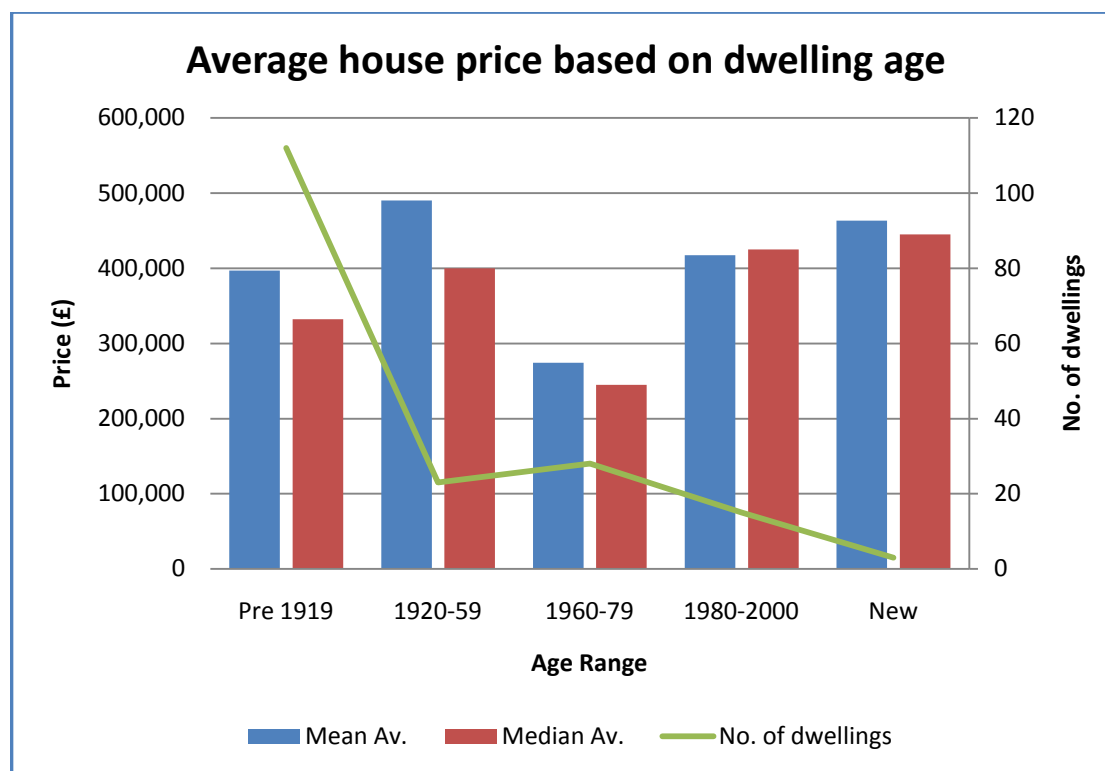


Chart 4: Average House Price Based on Dwelling Age

Table 3 and Chart 4 above show a breakdown of house prices based on dwelling age. 1920-1959 houses have the highest mean average house price at £490,417 which is 78.8% higher than the lowest mean average house price of £274,346, 1960-1979 houses. The second highest mean average house price were new houses, however as there were only three houses in this category on which to calculate the mean average, comparisons of house prices based on house age should be treated with caution.

Chart 5 shows that the majority of dwellings for sale were built before 1919 with detached dwellings as the most numerous in this category. This reflects the make up of dwelling types overall. Terraced dwellings were the second most numerous dwelling type in this age range which makes up 84.2% of all

terrace dwellings surveyed in this document. Terraces are often located in the older centres especially the three larger settlements of Dulverton, Lynton and Lynmouth and Porlock which reflects their large proportion of pre 1919 dwellings. These terraces vary widely in both size and price with lower asking prices often reflecting a lack of particular amenities such as gardens or off-road parking.

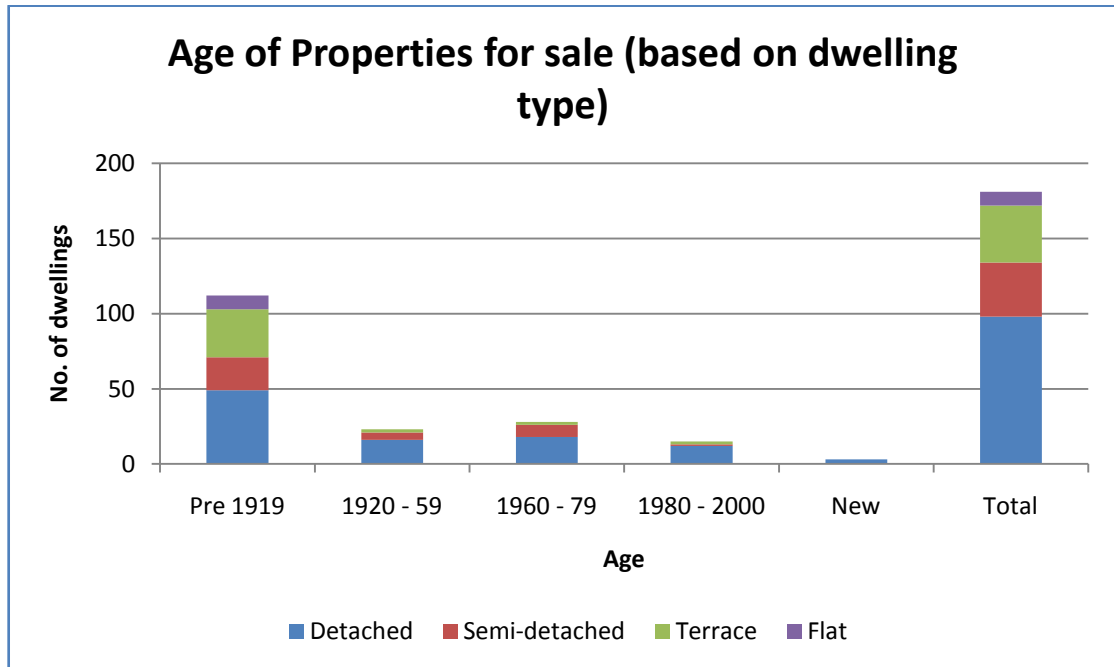


Chart 5: Age of Properties for Sale (Based on Dwelling Type)

Average House Prices Compared to Dwelling Type

Table 4 below shows the average prices of property by type. As might be expected the average price declines when dwellings are attached. Flats and terraces attract the lowest asking prices compared to other dwelling types. Detached dwellings make up a large proportion of the properties for sale on Exmoor and command a strong market price (see Appendix 1), often including outbuildings/stabling, large gardens/paddocks, and in some cases extra accommodation such as an annex or an additional dwelling which can increase their value substantially.

| Dwelling Type | Mean Price (£) | Median price (£) | No. for Sale | % |
|----------------|----------------|------------------|--------------|------|
| Detached | 517,137 | 470,000 | 98 | 54.1 |
| Semi-Detached | 282,925 | 249,975 | 36 | 19.9 |
| Terrace | 222,233 | 206,000 | 38 | 21.0 |
| Flat/Apartment | 193,650 | 172,950 | 9 | 5.0 |

Table 4: Average House Prices compared to Dwelling Type

Chart 6 also illustrates the variations in asking price between the different dwelling types. It also displays the number of different dwelling types for sale. Flats/apartments are not particularly numerous within the National Park. The 2001 Census shows that only 8.4% of dwellings were classed in this category. The 2012 house price survey data demonstrates that 5% of dwellings on sale within Exmoor were flats/apartments (Table 5; p.11). 77.8% flats/apartments for sale in this house price survey were located in the local rural centres (Lynton and Lynmouth, Porlock or Dulverton).

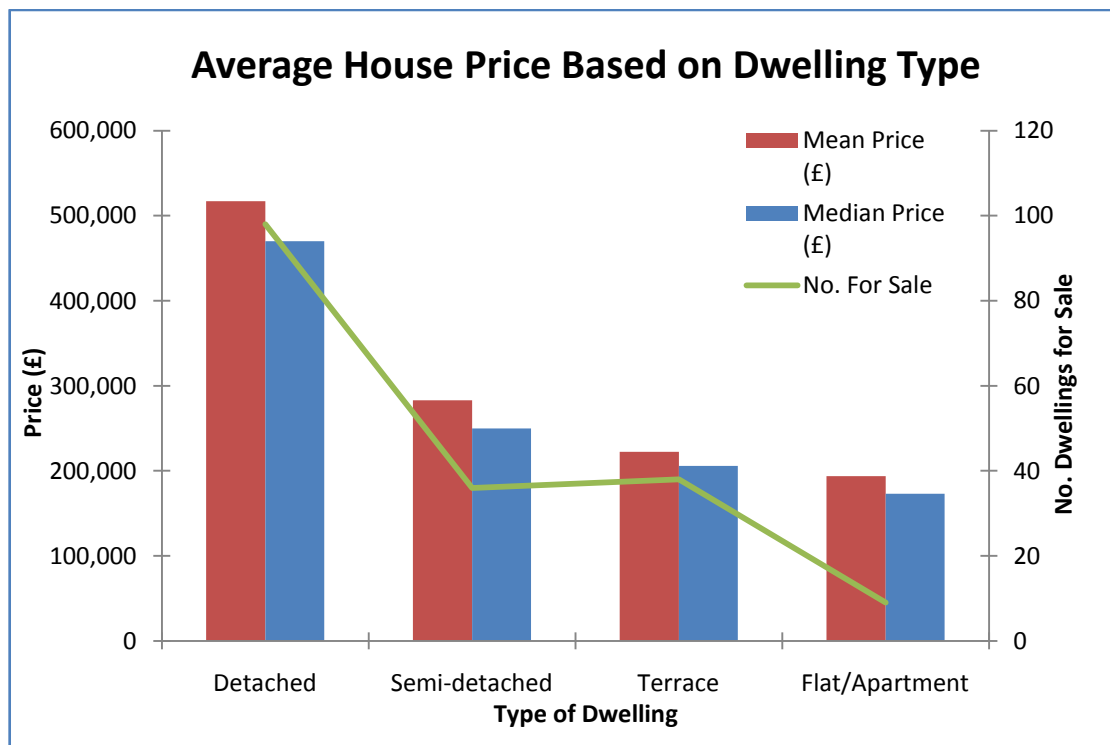


Chart 6: House Price based on Dwelling Type

| 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 2012 | | | | |
| 54.1% | 19.9% | 21.0% | 5.0% | - |

Table 5: Census 2001- Dwelling Types within Exmoor National Park

Mean & Median Average House Price by Number of Bedrooms

| No. of bedrooms | Mean Average Price (£) | Median Average Price (£) | No. for sale |
|-----------------|------------------------|--------------------------|--------------|
| 1 | 112,058 | 125,000 | 6 |
| 2 | 220,513 | 199,475 | 30 |
| 3 | 315,025 | 275,000 | 65 |
| 4 | 452,606 | 447,500 | 42 |
| 5 | 587,326 | 499,995 | 21 |
| 6 | 666,480 | 572,475 | 10 |
| 7+ | 754,279 | 765,000 | 7 |

Table 6: Mean and median average house price by number of bedrooms

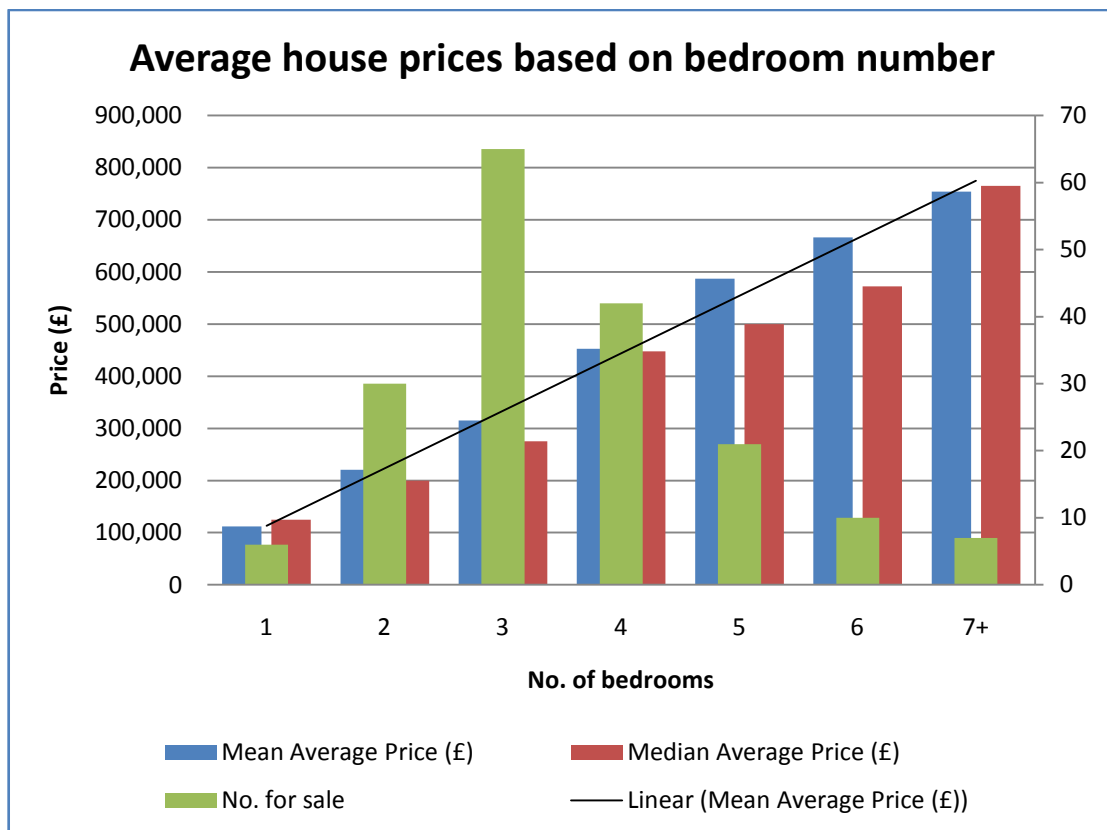


Chart 7: Mean and median house price by number of bedrooms

Table 6 and Chart 7 above, illustrate that, generally, the greater the number of bedrooms the higher the average price of dwellings. However, there were only 6 properties in the 1 bedroom category and 7 properties in the 7+ bedroom category on the market so the average price may not be truly representative. 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 the most represented, comprising 36% of the total properties for sale. The average price for a 3-bed property is therefore a relatively robust figure compared with other categories and covers the whole range of dwelling types in this survey (Chart 8).

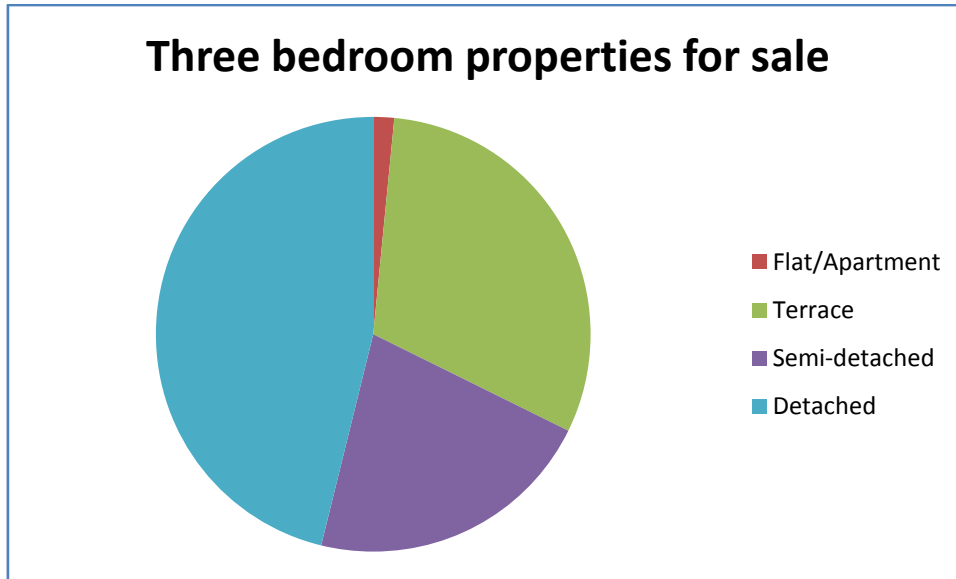


Chart 8: Three bedroom properties for sale

Affordability

In a study by Gibbons et al (2011) which aimed to measure the amenity value of the English Nature based on 2008 prices, the implication of the study was that home buyers were willing to pay £2,000 per year to gain accessibility to a high quality environment. Results indicated that National Park designation could add around 5% to prices and each 1km away from National Parks lowers prices by 0.24%⁹.

The need for affordable housing is a key issue within Exmoor National Park for local communities. The adopted Exmoor National Park Local Plan housing policies provide for virtually all new housing in Exmoor to meet the needs of the local community as affordable housing. Since the Plan was adopted in March 2005, 78 affordable dwellings for households with a connection to Exmoor National Park have been built or are under construction, 11 have been permitted but building has not yet started and a further 15 have been permitted in principle and are awaiting the signing of a Section 106 agreement.

To determine the affordability of housing on the open market, the asking prices of lower quartile (or bottom 25%) of the houses for sale within the National Park identified for the 2012 annual House Price Survey has been analysed. These 45 properties range in price from £47,500 to £225,000. 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: £169,573

Median average lower quartile house price: £172,950

In 2007 the average **gross household** income for Exmoor National Park was £28,132¹⁰. This figure differs from average individual income, as household income may include more than one person generating income and includes income other than wages and salaries such as pensions. The lower quartile average income¹¹ (for the lowest 25% of household incomes) within the National Park was £16,078¹².

⁹ Gibbons, S., Mourato, S., Resende, G. (2011) The Amenity Value of English Nature: A Hedonic Price Approach. SERC Discussion Paper Paper 74

¹⁰ The mean average annual household income at Postcode Level – provided by CACI 2007. The 2009-2010 CACI Paycheck data, mid-year estimates for mean average annual gross household income was £28,668 (Exmoor National Park Economic Profile, DEFRA Rural Statistics Unit, July 2010) – the ratios between household income and house prices (p.15) remained the same when using this figure.

¹¹ The mean average of households in the lower 25% of the average household income (2007)

¹² Data obtained from mean lower quartile household income at postcode level (CACI) (2007)

Ratio of Average House Price to Average Household Income: 14:1

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

Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: 11:1

It is significant that even those with an average household income of around £28,000 would not be able to afford an average priced property in the **lower quartile** or lowest 25%, of house prices (without a considerable deposit) as the ratio is **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.

Analysis of properties in the lower quartile:

The properties for sale within the lower quartile price range are predominantly 2-3 bedroom dwellings, most of which are terraced houses (Table 7). 100% of all 1 bedroom dwellings, 58% of all terraced houses and 67% of all flats surveyed fell within the lower quartile price range. 83% of the flats and 77% of the terraced houses surveyed in the lower quartile fell within the parishes of Dulverton, Porlock and Lynton and Lynmouth. This largely reflects the high density centres of these settlements where houses often have yards rather than gardens and which often do not include areas for off-road parking. Flats within the National Park have typically been created within larger pre-1919 buildings.

National Park housing policies have been adopted for just over 7 years; and as yet no local needs affordable dwellings have been advertised for re-sale. Most completed local needs housing is owned or partly owned by a Registered Social Landlord with a small proportion being owner occupied. The local occupancy tie and size limit of 90m² is put in place to ensure that if these owner occupied properties are sold their value will be 'more affordable' with prices being lower than equivalent open market housing.

| Lower Quartile House Price Analysis | | | | | | | | |
|--|--------------------------|----------|---------------------|--------------------------|----------|------------------------|--------------------------|----------|
| Dwelling Type | No. of properties | % | No. of beds. | No. of properties | % | Age of dwelling | No. of properties | % |
| Detached | 4 | 8.9 | 1 bed | 6 | 13.3 | Pre 1919 | 30 | 66.7 |
| Semi-detached | 13 | 28.9 | 2 beds | 17 | 37.8 | 1920-59 | 2 | 4.4 |
| Terrace | 22 | 48.9 | 3 beds | 21 | 46.7 | 1960-79 | 11 | 24.4 |
| Flat | 6 | 13.3 | 4 beds | 1 | 2.2 | 1980-2000 | 2 | 4.4 |
| | | | 5 beds | 0 | 0 | New Dwellings | 0 | 0 |

Table 7: Lower Quartile House Price Analysis

English National Parks Comparison:

The National Parks economic comparison report by DEFRA Rural Statistics Unit (2010)¹³ demonstrated that Exmoor had the lowest mean average gross household income in comparison to other English National Parks. It falls behind Dartmoor National Park which is also in the South West by over £4,000 and has a percentage of -14.8% difference with the rest of the South West. This is the largest difference of all the English National Parks in comparison to their region¹⁴.

By contrast, house prices in Exmoor were the third highest in comparison to other English National Parks. This figure, when compared to household income, demonstrated that Exmoor had the second highest house price relative to incomes for the English National Parks¹⁵. This highlights the significance of the issue of affordability of housing and the continuing importance of providing for houses that are affordable for those with a connection to Exmoor National Park.

¹³ The findings of this report were based on 'Census Output area' (COA) levels where figures for Exmoor National Park were considered to consist of all COAs within which more than 50% of the population live within the National Park boundary.

¹⁴ CACI Paycheck data, 2009-2010. National Parks: economic comparison – Defra Rural Statistics Unit (2010)

¹⁵ Land Registry sales data (2009), CACI Paycheck data 2009- 2010. National Parks: economic comparison – Defra Rural Statistics Unit (2010)

Mortgages and Lending

Since the economic crisis in 2008 access to mortgages remains difficult nationally for many, particularly first time buyers. The UK mortgage market was relatively stable in 2011 although in comparison to previous years the number of transactions remained at under 900,000 for the third year running, compared to an average of 1.5 million annually before the economic downturn. In 2011, there were 508,000 purchase loans, down from 538,000 in 2010, the lowest annual total since 1974. Owner-occupation in the UK has declined in recent years, partly as a result of affordability problems, particularly for first-time buyers, a phenomenon already experienced before the credit crunch. First time buyers typically paid a 20% deposit in 2011 in comparison to 22% in 2010 and 25% in 2009 but this was still more than double the long-term average of 5-10%. Although borrowers paid smaller deposits than in 2009 and 2010, conditions remain challenging for those trying to buy their first home with deposits. Many first-time buyers rely on help from parents or relatives. In 2011 only 35% of first time buyers brought their homes without help.

In addition, many who own a dwelling now find it difficult to move up the property ladder because of constraints on income and housing equity.

The CML forecast for their 2012 annual report (published at the end of the year) that there is an uncertain outlook for housing and mortgage markets but they are likely to remain broadly flat, continuing the pattern of the past few years¹⁶.

Other changes affecting provision or retention of affordable housing include reduction in the availability of public housing grant for affordable housing providers, the proposed reintroduction of the 'the right to buy' of local authority housing in certain circumstances, a change in the ability of affordable housing providers to sell existing stock on the open market to fund new build affordable housing and proposed changes to housing benefit.

The Rural Housing Enabler is working with partners in Exmoor National Park Authority, local authorities, housing associations and local communities to provide new affordable housing for North Devon, West Somerset and Exmoor National Park. The greatest need is for rented housing, but there are also opportunities for 'home ownership' schemes including through self-build¹⁷. New affordable housing permitted within the National Park can only be occupied, in perpetuity, by local people who meet the criteria of the adopted Local Plan housing policies.

¹⁶ Council for Mortgage Lenders (2011) <http://www.cml.org.uk>

¹⁷ Self build is a means of achieving owner occupied housing

Land Registry Data

The data from the Land Registry for the sale price of dwellings rather than the asking price is obtained via quarterly reports of national and regional average house prices, as well as for district council areas. 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.

Parishes within Postcode Sectors covering Exmoor National Park

| 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 |
| EX35 6 | Lynton & Lynmouth, Oare, Brendon & Countisbury | None |
| 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 |
| TA24 7 | Exford, Winsford, Withypool, Wheddon Cross, Timberscombe | None |
| TA24 8 | Luccombe, Porlock, Minehead & Selworthy Without, Wootton Courtenay | Parts of Minehead |

Table 8: Parishes within postcode sectors covering Exmoor National Park

The average figures given for postcode sectors may not be representative, as most sectors do not have average sales figures for all types of dwelling. An example of this is **EX35 6** which only has records for sales of terraces. This may have resulted in a lower average house price for this postcode sector (see Table 9; p.20). Some postcode sectors which are not wholly within the National Park include large settlements outside the National Park such as Minehead. The average house prices can be distorted due to a larger proportion of flats and terraces in these larger settlements, which are often lower in price, than the number that would be found within the National Park. (Table 9).

The average house price based on the overall averages for postcode sectors is **£225,604** (Table 9). This figure is lower than the calculated average for the National Park (£392,555) as the postcode sector areas cover a much wider area than the National Park including some large settlements and has a lower makeup of detached sales which generally command the highest house prices in the National Park.

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). Additionally, 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 Exmoor National Park House Price Survey is based on the 'asking price' of dwellings for sale within the National Park.

Land Registry Information based on House Sales: April – June 2012

| AREA | Detached (£) | Sales | Semi-Det (£) | Sales | Terraced (£) | Sales | Flat/Mais (£) | Sales | Overall Average (£) | Total Sales |
|--------------------|--------------|-------------|--------------|-------------|--------------|-------------|---------------|------------|---------------------|---------------------|
| England/Wales | 327,110 | 37660 | 199,679 | 42123 | 199,507 | 45480 | 239,960 | 27369 | 238,293 | 152632 |
| SOUTH WEST | 321,083 | 5333 | 202,731 | 4018 | 180,653 | 5167 | 160,737 | 2740 | 226,026 | 17258 |
| DEVON | 327,405 | 967 | 211,462 | 520 | 187,459 | 794 | 153,026 | 394 | 237,643 | 2675 |
| SOMERSET | 295,742 | 622 | 181,656 | 459 | 161,295 | 584 | 107,615 | 152 | 207,972 | 1817 |
| NORTH DEVON | 301,192 | 132 | 190,324 | 53 | 165,719 | 72 | 141,595 | 30 | 230,049 | 287 |
| WEST SOMERSET | 311,700 | 38 | 225,673 | 23 | 165,846 | 26 | 106,529 | 21 | 218,372 | 108 |
| EX35 6 | | | | | 218,333 | 3 | | | 218,333 | 3 |
| EX36 3 | | | | | | | | | | |
| TA22 9 | 321,166 | 6 | | | | | | | 321,166 | 6 |
| TA23 0 | | | 168,000 | 3 | 146,321 | 7 | 55,500 | 3 | 130,365 | 13 |
| TA24 5 | 251,900 | 5 | 173,250 | 4 | 172,750 | 4 | 104,972 | 14 | 152,337 | 27 |
| TA24 6 | 266,300 | 5 | 231,000 | 3 | 164,142 | 7 | | | 211,566 | 15 |
| TA24 7 | | | 253,750 | 4 | | | | | 253,750 | 4 |
| TA24 8 | 379,928 | 7 | | | 187,900 | 5 | | | 299,916 | 12 |
| TA4 4 | 271,400 | 5 | | | | | | | 271,400 | 5 |
| Postcode Overall | 298,139 | 28 | 206,500 | 14 | 177,889 | 26 | 80,236 | 17 | 225,604 | 85 |
| Exmoor (Mean Av) | 517,137 | 98 for sale | 282,925 | 36 for sale | 222,233 | 38 for sale | 193,650 | 9 for sale | 392,555 | 181 for sale |
| Exmoor (Median Av) | 470,000 | | 249,975 | | 206,000 | | 172,950 | | 349,500 | |

Table 9¹⁸: Land Registry Information based on house sales: April-June 2012

¹⁸ Land Registry (2012) Crown Copyright Reserved (excluding the 'Exmoor' averages). The shaded areas represent no sales in this particular quarter.

Appendix 1

House Price Survey Details

The report which follows, lists details of the properties for sale during the period 02.07.12 to 13.07.12.

Key to Abbreviations used in the report:

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

Table 10: Key abbreviations used in the report

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. Properties included in this survey can have land (a threshold of 30 acres is imposed as these could be described as working farms), outbuildings and/or stabling which can command a high price.

75% 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 included:

1. Consistently mentioning 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.

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.

Table 11: Property details for the 2012 Annual House Price Survey

| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | |
|---------------------|--------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| North Devon | | | | | | | | | | | | | | | | | | | | | | | | |
| Brendon | Nancekivell and Co | 795,000 | Detached | pre 1919 | 5 | 24 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | ✓ | . | . | . | . | ✓ | ✓ |
| | Chanin and Thomas | 575,000 | Detached | pre 1919 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 380,000 | Detached | 1960-1979 | 4 | . | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| Challacombe | Webbers | 395,000 | Detached | pre 1919 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Greenslade Taylor Hunt | 650,000 | Detached | pre 1919 | 5 | 18.6 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | ✓ |
| Combe Martin | Stags | 775,000 | Detached | pre 1919 | 7 | 1.1 | . | . | ✓ | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | ✓ | ✓ | . | ✓ | ✓ |
| Martinhoe | Jacksons Stops and Staff | 675,000 | Detached | pre 1919 | 5 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | . |
| | Taylor Underwood | 275,000 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . |
| | Stags | 595,000 | Detached | new | 3 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . |
| Parracombe | Stags | 795,000 | Detached | pre 1919 | 11 | 4 | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | ✓ | . | ✓ |
| | Stags | 675,000 | Detached | 1920-1959 | 7 | 6.6 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | ✓ | . | . | ✓ | ✓ |
| | Exmoor Property | 299,950 | Terraced | pre 1919 | 3 | . | ✓ | . | . | . | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Exmoor Property | 375,000 | Semi-detached | pre 1919 | 5 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | ✓ | . | . | ✓ |

Exmoor National Park Authority Annual House Price Survey 2012

| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | | |
|---------------------|-------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Parracombe | Webbers | 325,000 | Detached | 1960-1979 | 4 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Stags | 499,995 | Detached | pre 1919 | 5 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Stags | 450,000 | Detached | pre 1919 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | ✓ | . | . | . | . | . | . | ✓ | |
| | Stags | 485,000 | Detached | pre 1919 | 4 | 1.3 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | ✓ | |
| Lynton and Lynmouth | Phillips Smith and Dunn | 445,000 | Detached | new | 4 | 1 | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Webbers | 325,000 | Detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Exmoor Property | 295,000 | Semi-detached | pre 1919 | 6 | . | ✓ | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Exmoor Property | 185,000 | Semi-detached | pre 1919 | 2 | . | ✓ | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Phillips Smith and Dunn | 157,500 | Semi-detached | 1960-1979 | 2 | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . |
| | Exmoor Property | 359,950 | Detached | pre 1919 | 3 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | John Smale and Co | 225,000 | Terraced | pre 1919 | 3 | . | . | . | . | ✓ | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Exmoor Property | 229,950 | Terraced | pre 1919 | 4 | . | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Phillips Smith and Dunn | 365,000 | Detached | 1980-2000 | 3 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | . |
| | Exmoor Property | 259,950 | Detached | 1960-1979 | 2 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Exmoor Property | 325,000 | Detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |

Exmoor National Park Authority Annual House Price Survey 2012

| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | | |
|---------------------|-------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Lynton and Lynmouth | Phillips Smith and Dunn | 207,000 | Terraced | pre 1919 | 3 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | |
| | Exmoor Property | 204,950 | Terraced | pre 1919 | 4 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | |
| | Exmoor Property | 165,000 | Terraced | pre 1919 | 3 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Phillips Smith and Dunn | 219,950 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| | John Smale and Co | 249,950 | Detached | pre 1919 | 6 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Phillips Smith and Dunn | 299,950 | Terraced | pre 1919 | 6 | . | . | . | . | ✓ | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . |
| | Phillips Smith and Dunn | 420,000 | Semi-detached | pre 1919 | 4 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 385,000 | Detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Phillips Smith and Dunn | 199,500 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . |
| | John Smale and Co | 189,950 | Terraced | pre 1919 | 3 | . | ✓ | . | . | . | . | ✓ | . | . | . | . | ✓ | . | . | . | . | . | . | . | . |
| | Exmoor Property | 265,000 | Terraced | pre 1919 | 4 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | John Smale and Co | 169,950 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . |
| | Phillips Smith and Dunn | 134,950 | Semi-detached | pre 1919 | 1 | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| | Webbers | 225,000 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 175,000 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | | |
|----------------------|--------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Lynton and Lynmouth | Webbers | 150,000 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Exmoor Property | 375,000 | Semi-detached | pre 1919 | 5 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Stags | 349,950 | Detached | 1920-1959 | 4 | 0.3 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | ✓ | |
| | Phillips Smith and Dunn | 365,000 | Semi-detached | pre 1919 | 4 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | . |
| | Phillips Smith and Dunn | 199,950 | Detached | 1960-1979 | 2 | 0.5 | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Stags | 550,000 | Detached | pre 1919 | 4 | 0.5 | ✓ | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | ✓ | ✓ | |
| North Molton | Greenslade Taylor Hunt | 695,000 | Detached | pre 1919 | 4 | 5.3 | . | . | ✓ | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | ✓ | . | ✓ | |
| West Somerset | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brompton Regis | Knight Frank | 625,000 | Detached | pre 1919 | 5 | 3.9 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Fine Country | 845,000 | Detached | pre 1919 | 3 | 13 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | ✓ | ✓ | ✓ | ✓ | |
| | Seddons | 275,000 | Detached | 1920-1959 | 2 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Seddons | 265,000 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 147,500 | Semi-detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . |
| | Jacksons Stops and Staff | 795,000 | Detached | pre 1919 | 4 | 20 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | ✓ | ✓ | |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | | |
|-------------------|--------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Cutcombe | Fine Country | 599,950 | Detached | pre 1919 | 4 | 1 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | ✓ | |
| | Knight Frank | 595,000 | Semi-detached | pre 1919 | 5 | 5.7 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Stags | 170,000 | Terraced | pre 1919 | 2 | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 199,950 | Semi-detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . |
| | Knight Frank | 1,695,000 | Detached | pre 1919 | 6 | 14 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | ✓ | . | ✓ | ✓ | ✓ |
| | Webbers | 349,950 | Detached | new | 3 | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| Dulverton | Webbers | 224,950 | Semi-detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | . | |
| | Seddons | 210,000 | Semi-detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 335,000 | Detached | 1980-2000 | 2 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Webbers | 220,000 | Detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Webbers | 175,000 | Detached | 1960-1979 | 2 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | . |
| | Stags | 249,950 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Stags | 299,950 | Terraced | Pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . |
| | Webbers | 124,950 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Stags | 315,000 | Detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Jacksons Stops and Staff | 850,000 | Detached | pre 1919 | 5 | 0.7 | . | . | ✓ | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . |
| | Dunster | Fox and Sons | 475,000 | Semi-detached | pre 1919 | 4 | . | . | . | ✓ | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . |
| Chanin and Thomas | | 229,950 | Terraced | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | |
|---------|-------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| Dunster | Webbers | 47,500 | Terraced | pre 1919 | 1 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | |
| | Chanin and Thomas | 485,000 | Terraced | pre 1919 | 4 | . | ✓ | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | ✓ | . | . | ✓ |
| | Webbers | 249,950 | Semi-detached | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 410,000 | Detached | pre 1919 | 5 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 125,000 | Flat | pre 1919 | 1 | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 435,000 | Semi-detached | pre 1919 | 5 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 625,000 | Detached | 1920-1959 | 3 | . | ✓ | . | . | ✓ | . | . | ✓ | ✓ | . | . | ✓ | . | . | . | ✓ | . | . | ✓ |
| | Wilkie May and Tuckwood | 240,000 | Terraced | pre 1919 | 3 | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Smiths Gore | 249,950 | Terraced | pre 1919 | 4 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| Exford | Stags | 625,000 | Detached | pre 1919 | 4 | 1.8 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Seddons | 399,950 | Semi-detached | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fine Country | 499,950 | Detached | 1920-1959 | 3 | 1.5 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | ✓ |
| | Fox and Sons | 560,000 | Detached | 1980-2000 | 4 | . | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 460,000 | Detached | 1980-2000 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ |
| Exmoor | Fine Country | 1,000,000 | Detached | pre 1919 | 6 | 18 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | ✓ | . | ✓ | ✓ | |
| Exton | Fine Country | 695,000 | Detached | pre 1919 | 3 | 4.8 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | ✓ | ✓ | |

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|-------------|---------------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| Exton | Fox and Sons | 625,000 | Detached | pre 1919 | 4 | 2 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | ✓ | ✓ |
| | Webbers | 159,950 | Semi-detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Stags | 159,000 | Terraced | pre 1919 | 2 | . | . | . | . | . | . | ✓ | ✓ | . | . | ✓ | . | . | . | . | . | . | . | ✓ |
| | Webbers | 300,000 | Detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | . | ✓ | . | . | . | . | ✓ | . | . | ✓ |
| | Fine Country | 695,000 | Detached | pre 1919 | 8 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | . | . | ✓ |
| Luccombe | Fine Country | 500,000 | Detached | pre 1919 | 3 | 4.5 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| Luxborough | Seddons | 449,950 | Detached | 1960-1979 | 6 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| Monksilver | Fine Country | 595,000 | Detached | pre 1919 | 4 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Peter Radice Country Properties | 695,000 | Detached | 1980-2000 | 6 | 0.5 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | ✓ | . | . | . | . | . | . | ✓ |
| Nettlecombe | Wilkie May and Tuckwood | 440,000 | Detached | pre 1919 | 3 | 0.5 | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 269,950 | Detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| Old Cleeve | Webbers | 299,950 | Detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 269,950 | Semi-detached | pre 1919 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 495,000 | Detached | 1980-2000 | 4 | 0.3 | . | . | ✓ | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fine Country | 445,000 | Detached | pre 1919 | 4 | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |

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|------------|--------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Old Cleeve | Fox and Sons | 279,950 | Detached | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | |
| | Webbers | 239,950 | Detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | |
| | Pointer Properties | 234,950 | Semi-detached | 1960-1979 | 3 | . | . | . | . | . | . | ✓ | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | |
| | Chanin and Thomas | 139,950 | Terraced | pre 1919 | 1 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Pointer Properties | 149,950 | Semi-detached | 1960-1979 | 2 | . | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Stags | 425,000 | Detached | 1980-2000 | 4 | 1.5 | ✓ | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| Porlock | Fine Country | 765,000 | Detached | pre 1919 | 8 | 2 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Webbers | 299,000 | Semi-detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Wilkie May and Tuckwood | 400,000 | Detached | 1920-1959 | 4 | . | ✓ | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . |
| | Wilkie May and Tuckwood | 189,950 | Terraced | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 189,950 | Terraced | 1960-1979 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 317,000 | Detached | 1980-2000 | 3 | . | ✓ | . | . | . | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 294,950 | Semi-detached | pre 1919 | 5 | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 325,000 | Detached | 1920-1959 | 3 | . | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fine Country | 585,000 | Detached | pre 1919 | 4 | 1 | ✓ | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 205,000 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Jacksons Stops and Staff | 625,000 | Detached | 1960-1979 | 5 | . | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | |
|---------|-------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| Porlock | Chanin and Thomas | 360,000 | Detached | pre 1919 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Webbers | 249,950 | Detached | 1960-1979 | 2 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 99,950 | Flat | pre 1919 | 1 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 139,950 | Terraced | 1980-2000 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 132,000 | Terraced | 1980-2000 | 2 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 429,950 | Terraced | pre 1919 | 5 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 395,000 | Detached | pre 1919 | 5 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 172,950 | Flat | pre 1919 | 3 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 169,950 | Terraced | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 229,950 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . |
| | Chanin and Thomas | 174,950 | Terraced | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | ✓ |
| | Webbers | 369,950 | Detached | 1920-1959 | 4 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 369,950 | Detached | pre 1919 | 4 | . | ✓ | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Pointer Properties | 275,000 | Terraced | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | ✓ |
| | Pointer Properties | 249,950 | Terraced | pre 1919 | 4 | . | . | . | . | ✓ | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 265,000 | Semi-detached | pre 1919 | 4 | . | . | . | . | . | . | . | ✓ | ✓ | . | . | ✓ | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 269,000 | Detached | pre 1919 | 3 | . | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | |
|---------|--------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| Porlock | House Tree | 749,950 | Detached | pre 1919 | 7 | 1 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Pointer Properties | 259,950 | Detached | 1960-1979 | 2 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 385,000 | Detached | 1920-1959 | 4 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 229,950 | Semi-detached | 1920-1959 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 135,950 | Terraced | 1920-1959 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Fox and Sons | 119,950 | Terraced | 1920-1959 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 225,000 | Semi-detached | 1960-1979 | 2 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 189,950 | Semi-detached | 1960-1979 | 2 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 465,000 | Detached | pre 1919 | 3 | 0.5 | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | . | . | ✓ |
| | Fine Country | 395,000 | Flat | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 335,000 | Semi-detached | 1920-1959 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 415,000 | Detached | 1980-2000 | 3 | . | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . |
| | Fine Country | 795,000 | Detached | 1920-1959 | 6 | . | . | . | ✓ | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ |
| | House Tree | 550,000 | Detached | 1980-2000 | 4 | . | . | ✓ | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Strutt Parker | 495,000 | Detached | 1920-1959 | 3 | . | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 399,000 | Semi-detached | 1920-1959 | 5 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 395,000 | Semi-detached | 1920-1959 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | | |
|------------------------|-------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|---|
| Porlock | Chanin and Thomas | 475,000 | Detached | pre 1919 | 4 | 1.8 | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| Stogumber | Chesterton Humberts | 499,950 | Detached | 1920-1959 | 4 | 9 | ✓ | . | . | . | . | ✓ | ✓ | ✓ | ✓ | ✓ | . | . | . | ✓ | . | . | . | ✓ | |
| Timber - scombe | Pointer Properties | 199,950 | Terraced | pre 1919 | 2 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | ✓ | |
| | Pointer Properties | 245,000 | Semi-detached | pre 1919 | 3 | . | ✓ | . | . | . | . | . | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Webbers | 149,950 | Semi-detached | pre 1919 | 3 | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Wilkie May and Tuckwood | 390,000 | Terraced | pre 1919 | 5 | . | . | . | . | ✓ | . | . | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 199,000 | Semi-detached | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Chanin and Thomas | 199,000 | Semi-detached | pre 1919 | 2 | . | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Stags | 465,000 | Detached | pre 1919 | 5 | 1 | . | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | ✓ | ✓ | |
| Treborough | Webbers | 375,000 | Detached | pre 1919 | 2 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| Winsford | Chesterton Humberts | 625,000 | Detached | 1980-2000 | 3 | 2.5 | ✓ | . | . | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | |
| | Fine Country | 449,950 | Semi-detached | 1920-1959 | 6 | 1.5 | ✓ | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ | |
| | Fine Country | 735,000 | Detached | pre 1919 | 6 | 2.5 | . | . | ✓ | . | . | ✓ | ✓ | . | ✓ | ✓ | . | . | . | . | . | . | ✓ | . | |
| | Seddons | 425,000 | Detached | pre 1919 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | . | . | . | . | . | . | . | . | . |
| | Webbers | 349,500 | Detached | pre 1919 | 2 | . | . | ✓ | . | . | . | ✓ | ✓ | . | ✓ | . | ✓ | . | . | . | . | . | ✓ | . | |
| | Stags | 125,000 | Detached | pre 1919 | 1 | . | ✓ | . | . | . | . | ✓ | . | . | . | . | . | . | . | . | . | . | . | . | ✓ |

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| Parish | Estate Agent | Price of property | Type of Dwelling | Age of Dwelling | No. of beds | Land (acres) | SG | DG | TG | FY | RY | FG | RG | SP | OB | WS | PP | AT | XLA | Annexe | Additional Dwelling(s) | Stables | Used ENP | |
|--------------------------------|------------------------|-------------------|------------------|-----------------|-------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|--------|------------------------|---------|----------|---|
| Winsford | Fine Country | 825,000 | Detached | pre 1919 | 8 | . | . | . | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | . |
| Withypool and Hawkridge | Knight Frank | 1,500,000 | Detached | 1920-1959 | 5 | 19 | ✓ | . | . | . | . | ✓ | ✓ | ✓ | ✓ | . | . | . | . | . | . | ✓ | ✓ | |
| | Fine Country | 849,950 | Detached | pre 1919 | 5 | 5.8 | ✓ | . | . | . | . | ✓ | ✓ | ✓ | ✓ | . | . | . | . | ✓ | . | ✓ | ✓ | ✓ |
| Wootton Courtenay | Fine Country | 745,000 | Detached | 1920-1959 | 4 | 10 | ✓ | . | . | . | . | ✓ | ✓ | ✓ | ✓ | . | . | . | . | . | . | . | ✓ | ✓ |
| | Fox and Sons | 575,000 | Detached | 1920-1959 | 3 | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fine Country | 495,000 | Detached | 1980-2000 | 4 | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Webbers | 250,000 | Semi-detached | 1980-2000 | 3 | . | . | . | . | . | . | ✓ | ✓ | . | ✓ | . | ✓ | . | . | . | . | . | . | ✓ |
| | Greenslade Taylor Hunt | 700,000 | Detached | 1920-1959 | 5 | 2.9 | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | . | ✓ |
| | Fine Country | 479,950 | Detached | 1960-1979 | 4 | . | . | . | ✓ | . | . | . | ✓ | ✓ | . | . | . | . | . | . | . | . | . | ✓ |

Appendix 2:

Estate Agents used by house sellers in this survey:

- Chanin & Thomas
- Chesterton Humberts
- Exmoor Property
- Fine Country
- Fox & Sons
- Greenslade, Taylor & Hunt
- House Tree
- Jackson-Stops & Staff
- John Smale and Co.
- Knight Frank
- Nancekivell & Co.
- Peter Radice Country Properties
- Phillips Smith & Dunn
- Pointer Properties
- Seddons
- Smiths Gore
- Stags
- Strutt & Parker
- Taylor Underwood
- Webbers
- Wilkie May and Tuckwood

Property website used for this survey

- Rightmove.co.uk

Newspaper Property Sections

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