



## Exmoor National Park Annual House Price Survey 2010



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## **Key Findings**

**Based on asking prices for houses in July 2010, the Exmoor National Park Authority Annual House Price Survey 2010 shows an increase in house prices within the National Park compared to those in July 2009. This is the first recorded price rise since 2007 following price increases since the first house price survey in 1998. The 2010 mean average house price on Exmoor was £391,987, compared to £333,398 last year, an increase of 19% in the last 12 months. This figure is higher than national rises of 6.6% during the same period in 2010<sup>1</sup>.**

**According to quarterly sale figures for April to June 2010 (obtained from the Land Registry) the average house price for England and Wales increased by 13.6% compared to the same period last year, and the South West region has experienced an 8.8% increase<sup>2</sup>.**

**The mean<sup>3</sup> average house price for Exmoor remains substantially higher than both regional and national averages: 76.0% higher than the average house price in the South West (£222,697), and 69.8% higher than the average house price in England & Wales (£230,917); 13% and almost 6% higher than 2009 figures.**

**The median<sup>4</sup> average house price on Exmoor this year was £399,750; a 33% increase from last year (£255,000). The reason for this house price rise is not known. It should be noted that the current housing market is widely seen as volatile – there may have been fluctuations in prices since the survey was carried out in July. The Nationwide House Price Index (July 2010) is uncertain whether the increase in house prices has stabilised, and has raised the possibility of a downward trend in prices in future months.**

**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 meet the needs of the local community for affordable housing.**

Please Note: Footnotes are on p.27.

## **Introduction**

This is the thirteenth 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 2010, using the websites of local estate agents 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 collected using post code sectors based on district council areas and so are not specifically available for the National Park area. These Land Registry sale figures include areas outside the National Park such as parts of Minehead.. 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 2010 survey found 188 properties for sale within Exmoor. At the same time last year 129 properties were on the market. Of the properties for sale, 74.5% were within the West Somerset area, and 25.5% 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. 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 for sale whose inclusion would increase the mean average house price significantly. In this year's survey there were 2 properties for sale for £1,000,000 or greater and 44 properties between £501,000 and £1,000,000 (see Appendix 1 for all property details); these account for 81% of the 31 properties that have land equal to or greater than 2 acres in area.

## Analysis of Survey Results

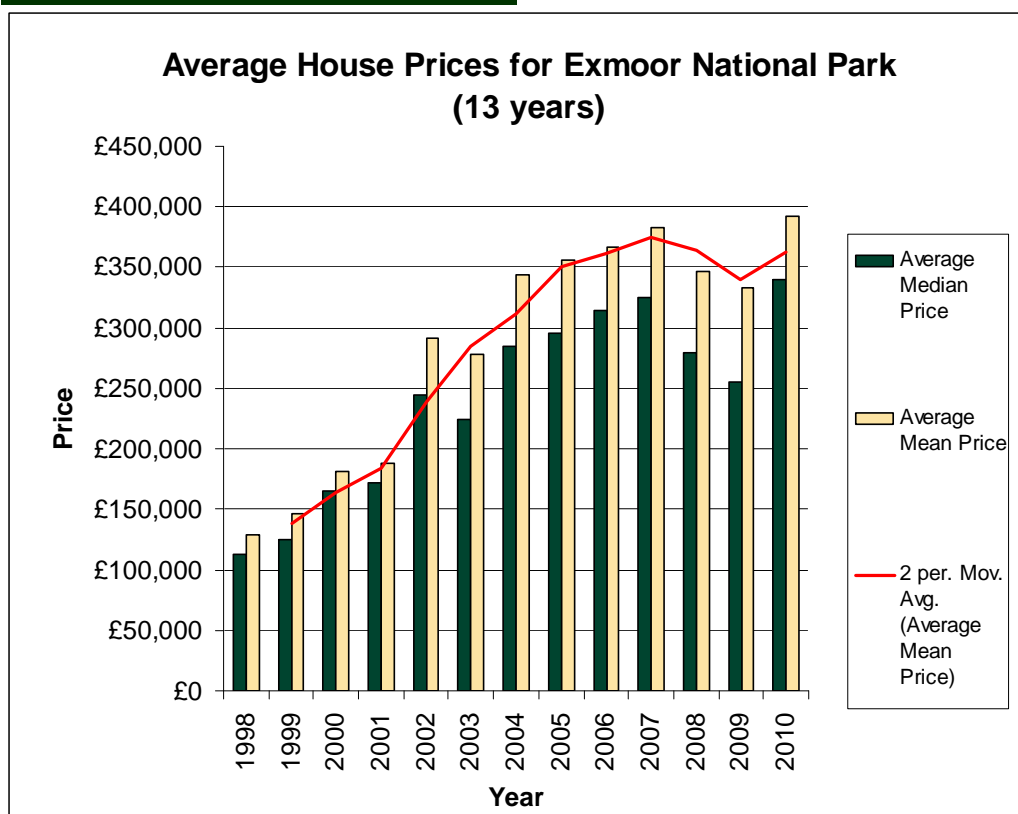


Chart 1: Average House Prices for Exmoor National Park

### House Price Survey Comparisons Since 1998

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	19.4%
Overall Increase (13 yrs)		Median	302%	Mean	304%

Table 1: House Price Survey Comparisons since 1998

Chart 1 and Table 1 above illustrate the year on year house price changes shown by the 13 Exmoor National Park Authority House Price Surveys undertaken since 1998.

This year's survey has shown a rise in mean house prices within the National Park and a higher number of properties on the market than most previous years. A number of factors may have led to this increase, for example, the removal of the stamp duty for properties under £250k, record low interest rates and/or supply and demand. However future house prices have been highly publicized as an ambiguous area of prediction in the media. It is uncertain whether the rise in house prices has stabilised, with the possibility of falling prices in future months.

The Land Registry House Price Index issued in August 2010<sup>5</sup> for July 2010 shows an annual increase of 6.7% in house prices in England and Wales with the average house price standing at £166,798. The South West had a higher than average annual change in house prices with a decrease of 8.7% with a higher than average house price of £181,156.

### Mean and Median House Price by District

District	No. of houses for sale	Median Price	Mean Price	% Change since 2009
North Devon (area in National Park)	48	£279,950	£314,804	+25.5%
West Somerset (area in National Park)	140	£355,000	£410,057	+11.9%
Exmoor National Park	188	£339,750	£391,987	+17.6%

Table 2: Mean and Median House Price by District

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 (71%) in the North Devon area of the National Park were in Lynton & Lynmouth parish which contains the largest settlement in the North Devon area of the National Park. Figures for individual districts 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; £201,000-£250,000, £251,000-£300,000 and £351,000-£400,000. These are higher value bands than last years.. The greater number of houses on the market in the higher price bands will have had a bearing on the average house price when compared to last year (see Chart 2 [overleaf]).

Exmoor National Park's average house price remains high 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.

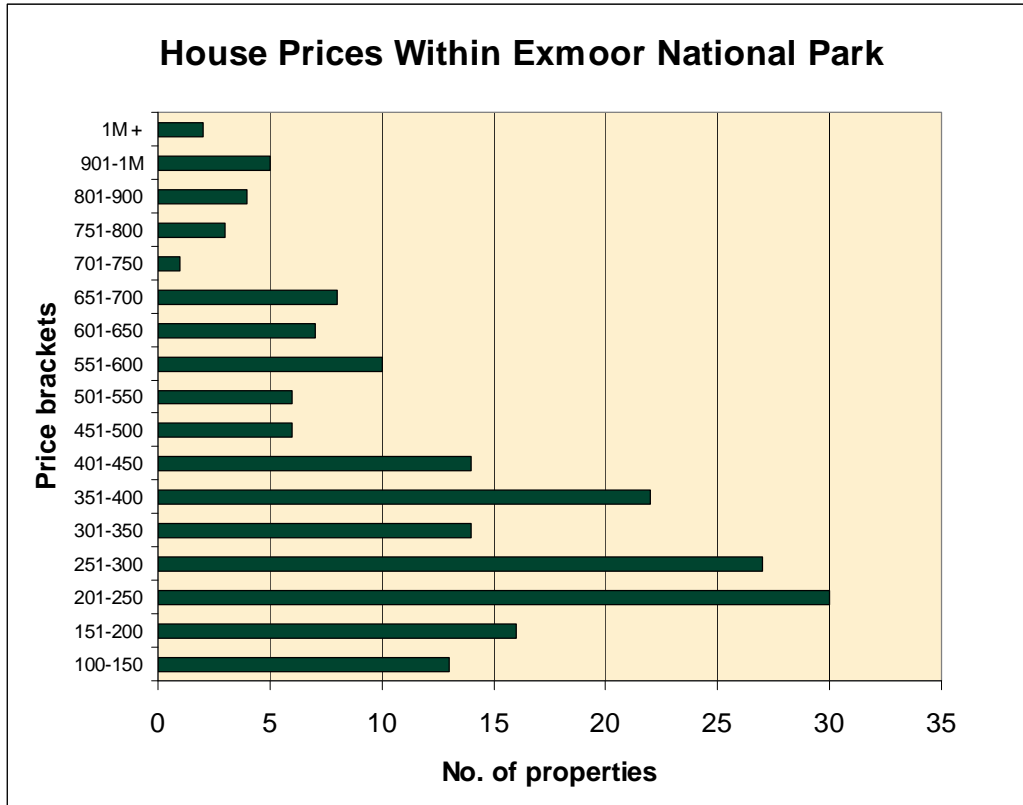
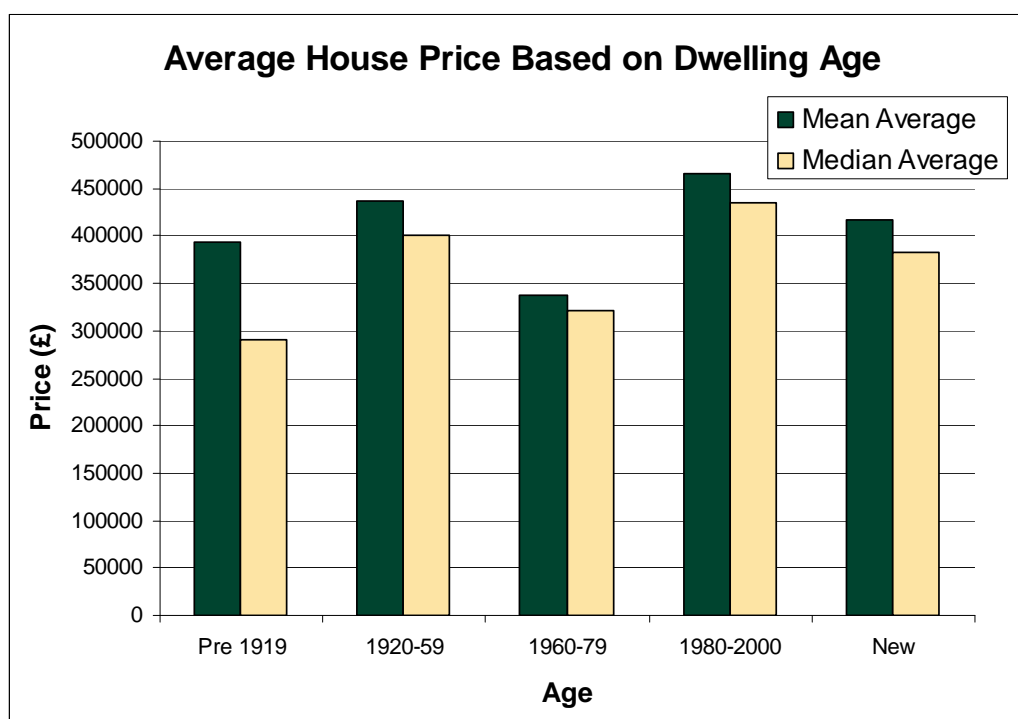


Chart 2: House Prices Within Exmoor National Park

## Age Range 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	71	7	19	7	4	108
Semi-detached	13	5	5	1	1	25
Terrace	33	1	4	0	1	39
Flat	16	0	0	0	0	16
Total	133	13	28	8	6	188
Mean	325526	372303	300366	384140	353332	
Median	249950	362250	229750	357000	335000	

**Table 3: No. of Properties within age Ranges and Average Price**



**Chart 3: Average House Price Based on Dwelling Age**

The age of properties does not appear to significantly affect the average price range. Pre 1919 dwellings are far more numerous and have a more representative range of dwelling types – this is reflected in the averages shown above.

Chart 4 shows that the majority of dwellings for sale were built before 1919, with detached dwellings being the most numerous in this category. Terraced dwellings are often located in the older centres especially the three larger settlements of Dulverton, Lynton and Lynmouth and Porlock. 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.

Table 4 (p.9) shows the average prices of property by type. As might be expected the average price declines when dwellings are attached. Terraces and flats attract the lowest asking prices compared to other dwelling types.



Detached dwellings make up a large proportion of the properties for sale . 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 additional accommodation such as an annex or an additional dwelling which increase their value.

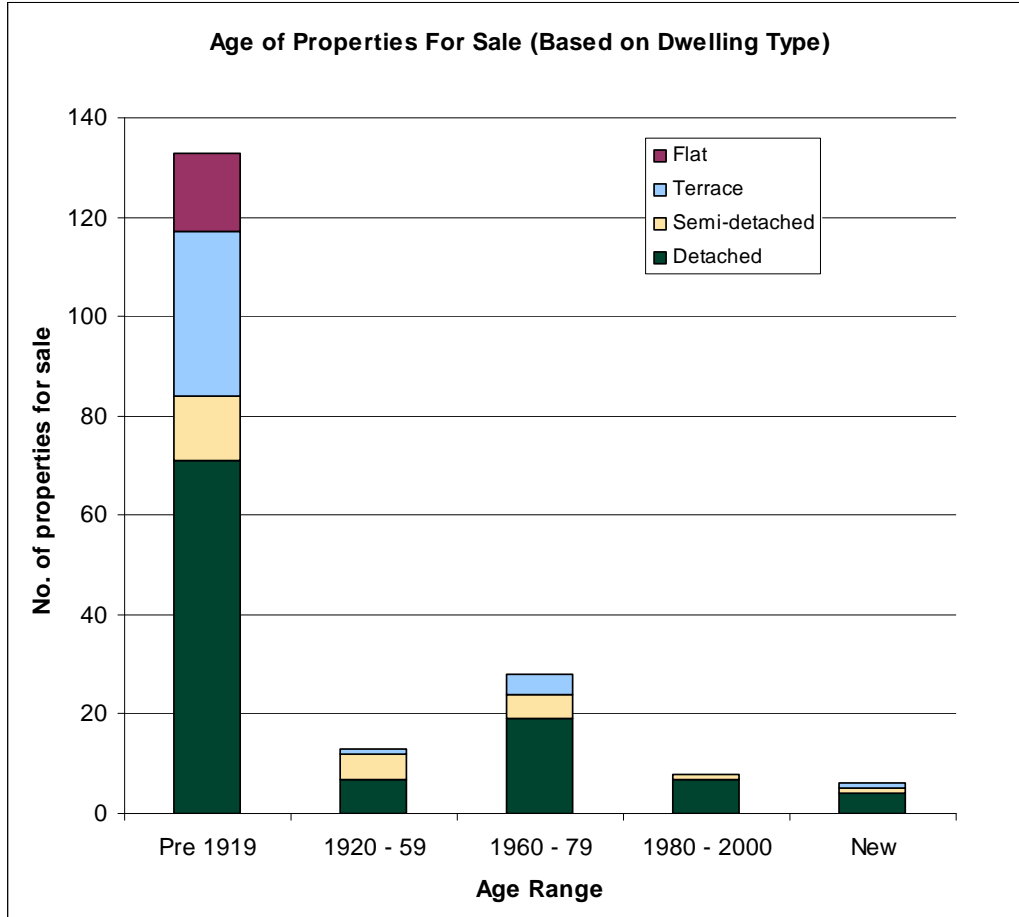


Chart 4: Age of Properties for Sale (Based on Dwelling Type)

### Average House Prices Compared to Dwelling Type

Dwelling Type	Mean Price (£)	Median Price (£)	No. For Sale	%
Detached	502653	430000	108	57
Semi-detached	298686	269950	25	13
Terrace	228187	220000	39	21
Flat/Apartment	190041	152475	16	9

Table 4: Average House Prices compared to Dwelling Type

Chart 5 below also illustrates the variations in asking price between the different dwelling types. As might be expected 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 (Table 5). The 2010 data shows that all the flats/apartments for sale were located in Lynton and Lynmouth, Porlock or Dulverton with a similar statistic of 9% when compared to the 2001 Census data.

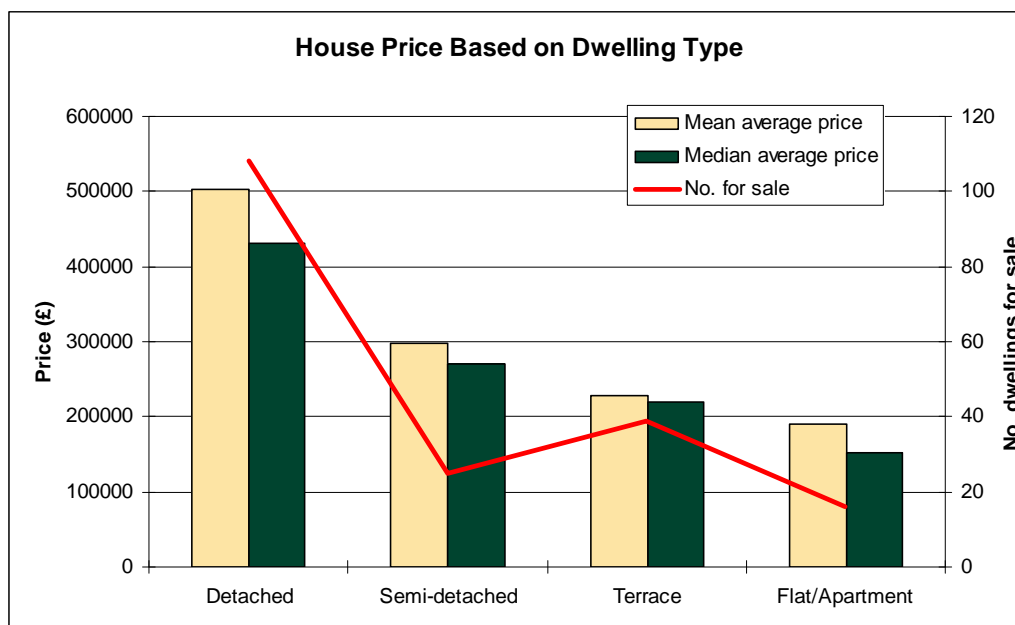


Chart 5: House Price based on Dwelling Type

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 2010				
57%	13%	21%	9%	0%

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

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

No. of bedrooms	Mean Price (£)	Median Price (£)	No. for sale
1	145780	129950	10
2	242413	249950	36
3	344029	325000	77
4	556745	499748	34
5	566475	595000	20
6	659990	595000	5
7+	576667	555000	6

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

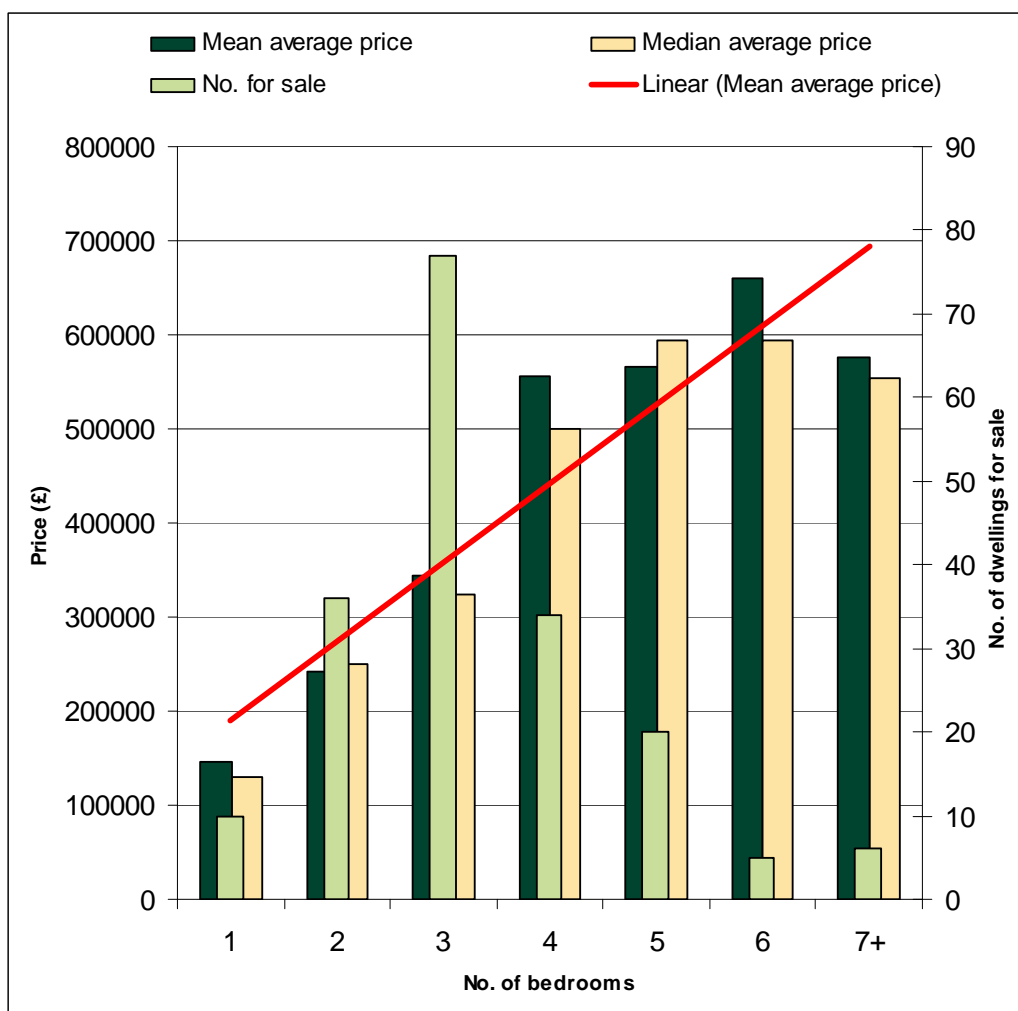
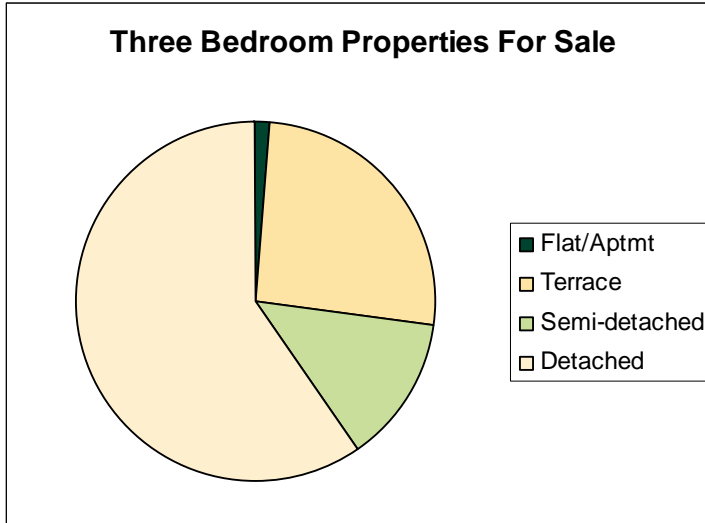


Chart 6: Mean and median house price by number of bedrooms

Table 6 and Chart 6 above, illustrates that, generally, the greater the number of bedrooms the higher the average price of dwellings. However, there were only 5 properties in the 6 bedroom category and only 6 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 41% of the total properties for sale. The average price for a 3-bed property is therefore a relatively robust figure compared to other categories and covers the whole range of dwelling types in this survey, albeit with only 1 flat/apartment represented in this dwelling type (see Chart 7 below).



**Chart 7: Three bedroom properties for sale**

## **Affordability**

The lack of affordable housing is a key 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 as affordable housing. Since the Plan was adopted in March 2005, 47 affordable dwellings for people with a connection to Exmoor National Park have been built or are under construction, with further local affordable dwellings coming forward.

To determine the affordability of housing on the open market, the lower quartile of the houses for sale included within the annual House Price Survey have been analysed. These, 47 properties range in price from £77,500 to £235,000. In order to gauge whether these open market properties are 'affordable', the average house price is determined for this lowest quartile (or bottom 25%) 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: £177,661**

**Median average lower quartile house price: £175,000**

In 2007 the average **gross household** income for Exmoor National Park was £28,132<sup>6</sup>. 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 income<sup>7</sup> (for the lowest 25% of household incomes) within the National Park is £16,078<sup>8</sup>.

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

**Ratio of 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 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.

On average, mortgage companies may offer a mortgage which would require an income 2.9 times that of a couple or 3.5 times that of a single person. A household income of around £55,000 for a couple, or £46,000 for a single person plus a minimum 10% deposit equating to approximately £16,000 would be needed to obtain a mortgage for an averaged priced property in the lowest quarter of the housing market (i.e. £177,661).

First time buyers face an almost impossible task when trying 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 requiring as much as 25% in some cases. This has greatly reduced the number of first time buyers entering the housing market and is likely to have influenced the subsequent slowdown in sales.

The Rural Housing Enabler is working with partners in the Exmoor National Park Authority, local authorities, housing associations and local communities to provide new affordable housing. The greatest need is for rented housing, but there are also opportunities for 'home ownership' schemes as well as self-build. New affordable housing permitted within the National Park 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 three-quarters (73%) of the properties for sale within this category are within Dulverton, Porlock and Lynton and Lynmouth. This reflects the form and character of these settlements where historically housing was built at a high density often with yards rather than gardens and where today there is often no space for off-road parking. Flats and apartments have, typically, been created within larger pre-1919 buildings.

National Park housing policies have been adopted for just over 5 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 the size limit of 90m<sup>2</sup> will ensure that if these owner occupied properties are sold they 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	6	13	1 bed.	8	17	Pre 1919	39	83
Semi-detached	8	17	2 beds.	15	32	1920-59	3	6
Terrace	24	51	3 beds.	19	41	1960-79	5	11
Flat	9	19	4 beds.	3	6	1980-2000	0	0
			5 beds.	2	4	New Dwellings	0	0

Table 7: Lower Quartile House Price Analysis

## 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
<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

**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 and flats/maisonettes. This has resulted in a lower average house price for this postcode sector (see Table 9). Postcode sectors which are not wholly within the National Park may include settlements where house prices are significantly lower such as Minehead and this also distorts average house prices for that sector and therefore for the National Park as a whole.

The mean average house price based on the overall averages for postcode sectors (listed in Table 9) is **£221,267**. This figure is lower than the calculated



average for the National Park (£391,987) as the postcode sector areas cover a much wider area than the National Park including some large settlements.

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 only based on the 'asking price' of dwellings for sale within the National Park.

## Land Registry Information based on House Sales: April – June 2010

AREA	Detached (£)	Sales	Semi-Det (£)	Sales	Terraced (£)	Sales	Flat/Mais (£)	Sales	Overall Average (£)	Total Sales
England/Wales	£330,229	37679	£199,475	44470	£186,704	45292	£219,033	28779	£230,912	156220
SOUTH WEST	£321,563	5600	£204,168	4401	£181,205	5584	£156,504	3012	£222,697	18597
DEVON	£330,787	1006	£215,415	575	£182,769	933	£158,305	402	£236,899	2916
SOMERSET	£302,999	630	£194,251	451	£160,346	564	£117,335	205	£212,425	1850
NORTH DEVON	£317,797	133	£99,598	70	£173,018	117	£145,290	37	£229,293	357
WEST SOMERSET	£329,930	41	£214,279	36	£157,282	40	£122,103	14	£223,200	131
<b>EX35 6</b>					£187,950	5	£116,666	3	£161,219	8
EX36 3	£385,666	3	£174,250	4	£178,750	4			£233,545	11
TA22 9	£313,380	5	£209,083	6					£256,491	11
TA23 0	£286,875	4			£127,333	3			£218,500	7
TA24 5	£302,200	5	£233,226	13	£162,200	5	£129,949	11	£199,511	34
TA24 6	£221,500	6	£209,750	4	£151,488	17			£175,678	27
<b>TA24 7</b>										
TA24 8	£360,083	12			£164,750	10			£271,295	22
TA4 4	£391,666	3	£221,625	4	£159,166	3			£253,900	10
Exmoor (Mean Av)	502653	108	298686	25	228187	39	190041	16	£ 391987	188
Exmoor (Median Av)	430000	for sale	269950	for sale	220000	for sale	152475	for sale	£ 339750	

Table 9<sup>o</sup>: Land Registry Information based on house sales: April-June 2010

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 2009.

## Appendix 1

### House Price Survey Details

The report which follows, lists details of the properties for sale during the period 19.07.10 to 30.07.10.

#### 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.

72% 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.

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 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP	
<b>North Devon</b>																							
Brendon & Countisbury	159950	Terrace	1920-1959	1	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓	
	585000	Detached	pre 1919	4	1	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	
	985000	Detached	pre 1919	4	16	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
Challacombe	190000	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	
	420000	Detached	1980-2000	4	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	
	895000	Detached	pre 1919	7+	14	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	✓	.	.	.	
Lynton & Lynmouth	159950	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	237500	Terrace	pre 1919	3	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	
	279950	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	235000	Terrace	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	279950	Semi-detached	pre 1919	6	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	280000	Terrace	pre 1919	7+	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	229950	Terrace	pre 1919	4	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	359950	Detached	pre 1919	3	3	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	119500	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	219950	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	115000	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	224950	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	250000	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	289000	Terrace	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	339500	Terrace	pre 1919	3	0	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	299500	Detached	1960-1979	3	0	✓	.	.	✓	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.
	349000	Detached	new	3	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	360000	Semi-detached	pre 1919	4	0	✓	.	.	✓	.	.	.	.	✓	.	.	.	.	.	.	.	.	.
	370000	Detached	1980-2000	3	0	✓	.	.	✓	.	.	✓	.	✓	✓	.	.	.	.	.	.	.	.
	119950	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
289950	Terrace	new	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP		
Lynton & Lynmouth	299950	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓		
	119950	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓	
	110000	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	129950	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	219950	Terrace	pre 1919	4	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	169950	Semi-detached	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	380000	Semi-detached	pre 1919	6	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	.
	400000	Detached	pre 1919	7+	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	499500	Detached	new	4	1	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	675000	Detached	pre 1919	3	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	120000	Terrace	pre 1919	5	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	.
	164950	Semi-detached	1960-1979	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	499000	Detached	1960-1979	3	2	✓	.	.	.	.	✓	✓	.	✓	✓	✓	✓	.	.	.	.	.	.	.
Martinhoe	525000	Detached	pre 1919	4	2	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	675000	Detached	new	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
Oare	785000	Detached	pre 1919	4	13	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	✓	.	.	✓	
Parracombe	349950	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓	
	569950	Detached	pre 1919	3	2	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	
	249000	Detached	pre 1919	1	0	.	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	225000	Terrace	pre 1919	2	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	475000	Detached	pre 1919	4	1.5	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓	✓	
<b>West Somerset</b>																								
Brompton Regis	275000	Detached	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	249950	Semi-detached	pre 1919	2	0	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓	
	685000	Detached	pre 1919	4	0	.	✓	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓	
	445000	Detached	1980-2000	4	19.59	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓	✓	
	425000	Detached	pre 1919	2	12.5	.	.	.	.	.	✓	✓	.	✓	✓	.	✓	.	.	.	.	.	✓	
	625000	Detached	pre 1919	4	21	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓	

Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP		
Brompton Regis	1250000	Detached	pre 1919	4	9.5	.	✓	.	.	.	✓	✓	.	✓	✓	✓	.	.	.	.	.	✓		
	685000	Detached	pre 1919	5	0	.	✓	.	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	
Cutcombe	850000	Detached	pre 1919	5	21.8	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	595000	Detached	1960-1979	3	3.41	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓	✓	
	385000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓	
Dulverton	400000	Detached	pre 1919	3	0.63	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	350000	Terrace	pre 1919	3	0	✓	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	450000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	
	375000	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	
	319000	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	
	189950	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	340000	Semi-detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	.	
	224950	Detached	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.
	595000	Detached	pre 1919	5	6	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	✓	.	
	355000	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	✓	✓	✓	.	.	.	.	.	.	.	.	
	635000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	✓	✓	.	.	.	.	.	.	✓	
	325000	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	139950	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	165000	Flat/Apartment	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	210000	Terrace	1960-1979	4	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.
	210000	Detached	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	250000	Terrace	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	249950	Terrace	pre 1919	3	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	259000	Terrace	pre 1919	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	270000	Semi-detached	pre 1919	2	0	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	.	.
340000	Detached	pre 1919	3	0	✓	.	.	✓	.	.	✓	.	✓	✓	.	.	.	.	.	.	.	.	✓	
355000	Detached	pre 1919	3	0	✓	.	.	.	.	.	✓	.	✓	✓	.	.	.	.	.	.	.	.	✓	
399950	Detached	1920-1959	3	3	.	✓	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	.	✓	

Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP		
Dulverton	160000	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓	
Dunster	499995	Detached	1920-1959	4	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓	
	150000	Terrace	pre 1919	3	0	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	✓	
	185000	Detached	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	150000	Terrace	pre 1919	2	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	✓	
	325000	Terrace	pre 1919	5	0	.	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	265000	Terrace	pre 1919	3	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	285000	Detached	pre 1919	3	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	77500	Terrace	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	595000	Detached	pre 1919	6	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
Exford	580000	Detached	pre 1919	5	0.81	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	695000	Detached	pre 1919	4	8	.	.	.	.	.	✓	✓	✓	.	.	.	.	.	.	.	.	✓	.	
	1250000	Detached	pre 1919	6	17.9	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	.	✓	
	525000	Detached	pre 1919	3	4.85	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	390000	Terrace	pre 1919	4	0	.	✓	.	.	.	✓	✓	.	✓	✓	.	.	.	.	✓	.	.	✓	
	325000	Semi-detached	1980-2000	3	0.5	.	✓	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
Exton	265000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	
	775000	Detached	pre 1919	7+	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	✓	.	.	.	✓	
	225000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	300000	Detached	pre 1919	4	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	750000	Detached	pre 1919	3	4.8	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	
	375000	Detached	pre 1919	4	0.36	✓	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	.	✓
Luccombe	425000	Detached	1980-2000	4	0	✓	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	✓	
	425000	Detached	pre 1919	4	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	850000	Detached	pre 1919	5	8	✓	.	.	.	.	✓	✓	✓	✓	.	.	.	.	.	.	.	✓	✓	
Luxborough	650000	Detached	pre 1919	5	4.25	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓	
	625000	Detached	pre 1919	5	1	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	435000	Detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓	

Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP	
Monksilver	220000	Semi-detached	pre 1919	3	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	✓	
	525000	Terrace	pre 1919	4	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	395000	Detached	1920-1959	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	289950	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
Nettlecombe	365000	Detached	pre 1919	3	3	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
Old Cleeve	220000	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	495000	Detached	1980-2000	4	1.5	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓
	269950	Semi-detached	new	3	0	✓	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	327500	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
Porlock	385000	Semi-detached	1920-1959	3	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	249950	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	220000	Semi-detached	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	220000	Terrace	pre 1919	3	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	655000	Detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	285000	Terrace	pre 1919	5	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	✓
	279950	Semi-detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	279950	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	260000	Semi-detached	1960-1979	2	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	545000	Detached	pre 1919	4	1	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	175000	Terrace	1960-1979	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	450000	Semi-detached	pre 1919	5	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	439500	Detached	pre 1919	5	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	415000	Detached	pre 1919	7+	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	✓
	795000	Detached	pre 1919	6	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	375000	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	275000	Detached	pre 1919	3	0	.	.	.	✓	.	.	✓	.	✓	✓	.	.	.	.	.	.	.	✓
	275000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	249950	Terrace	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓



Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP		
Porlock	225000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓		
	164950	Terrace	1960-1979	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	152500	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	695000	Semi-detached	1920-1959	7+	5	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	250000	Detached	pre 1919	2	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	275000	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	249950	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	650000	Detached	1980-2000	5	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	229950	Semi-detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	.	.
	285000	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	225000	Semi-detached	pre 1919	5	0	.	.	.	.	✓	.	.	.	.	✓	.	.	.	.	.	.	.	.	✓
	375000	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	375000	Detached	1960-1979	4	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	379950	Detached	pre 1919	4	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	169950	Terrace	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	159950	Terrace	pre 1919	3	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	96500	Flat/Apartment	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	595000	Detached	pre 1919	5	0.42	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	✓	.	.	.	✓
	550000	Detached	pre 1919	3	1.94	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	.
	139950	Flat/Apartment	pre 1919	1	0	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	375000	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	425000	Detached	1920-1959	4	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	350000	Semi-detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	.	✓
235000	Flat/Apartment	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓	
Selworthy & Minehead Without	437500	Semi-detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓	
Timberscombe	240000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓	
	950000	Detached	pre 1919	4	2.25	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	

Exmoor National Park Authority Annual House Price Survey 2010

District/Parish	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	Ann.	Add.Dw.	Stb	ENP		
Timberscombe	265000	Semi-detached	pre 1919	2	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓		
	575000	Detached	pre 1919	5	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓	
	260000	Semi-detached	pre 1919	2	0	✓	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	✓	
	195000	Semi-detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	
Winsford	595000	Detached	1980-2000	4	0.55	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓	
	295000	Detached	1960-1979	3	1.84	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓	
	550000	Detached	pre 1919	3	1	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	
	405000	Detached	1960-1979	3	0.33	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	
	415000	Detached	new	3	0	.	.	.	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	✓
	185000	Semi-detached	1960-1979	2	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	
	325000	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	975000	Detached	pre 1919	4	8.9	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	✓	.	.	.	
Withypool & Hawkridge	465000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	
	230000	Detached	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	325000	Detached	pre 1919	2	0	✓	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
Wootton Courtenay	950000	Detached	pre 1919	5	7	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	.	✓	
	860000	Detached	1920-1959	5	10	.	.	.	.	.	✓	✓	✓	✓	.	.	.	.	.	.	✓	.	✓	
	675000	Detached	1960-1979	4	7	✓	.	.	.	.	.	.	.	✓	.	.	.	.	.	✓	.	✓	✓	
	635000	Detached	pre 1919	3	8.4	✓	.	.	.	.	✓	✓	.	✓	.	✓	.	.	.	.	.	✓	✓	
	625000	Detached	1960-1979	5	2	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	
	595000	Detached	pre 1919	4	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	985000	Detached	pre 1919	4	19.3	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	
395000	Detached	pre 1919	5	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓	

## **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

## **Footnotes**

<sup>1</sup>Data obtained from: Nationwide House Price Index (July 2010) p.2  
<http://www.nationwide.co.uk/hpi/review.htm>

<sup>2</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 2010) based on actual contract prices, while those for Exmoor are based on advertised asking prices over a two week period during July. p.2

<sup>3</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. p.2

<sup>4</sup>Median Average: the middle house price of those collected during this period – when arranged in order from the lowest to the highest. p.2

<sup>5</sup>Land Registry House Price Index (August 2010) p.5  
<http://www1.landregistry.gov.uk/houseprices/>

<sup>6</sup>Mean average annual household income at Postcode Level – provided by CACI. p.12

<sup>7</sup>The mean average of: Households in the lower 25% of the average household income. p.12

<sup>8</sup>Data obtained from: Median Lower Quartile Household Income at Postcode Level (CACI). p.12

<sup>9</sup>Source: Land Registry – Crown Copyright Reserved (excluding the 'Exmoor' averages). p.17