



House Price Survey

August 2005

House Price Survey for Exmoor National Park

This survey was carried out during August 2005. The number of property details that were obtained for this survey was 102. The information was obtained by visiting Estate Agent Offices in settlements that were either in the National Park or bordering it. Property details were also obtained from the Property Sections of local newspapers (see Appendix 1 for a list of the Estate Agents and newspapers used). The figures used reflect the asking price included with property details. In order to achieve an accurate survey of house prices, all properties that were for sale with over 30 acres (12.5 hectares) were not included (i.e. working farms).

This survey has been carried out on an annual basis since July 1998 and is contributing towards the review of the Exmoor National Park Local Plan in terms of assessing the need for affordable housing.

Since last year's survey in August 2004, house prices have continued to rise both nationally and regionally. The UK as a whole has seen a 5% increase in the average price of a house and the South West 4 % over the last year reflecting that rising house prices are a national difficulty.

Using the same method the (mean) average house price on Exmoor is £356,379, an increase of 4% from last year. This could suggest house prices are still rising, but at a steadier rate from previous years. Although this figure remains 82% higher than an average house in the South West and 93% higher than an average house in the U.K. as a whole. The high price is a reflection of the larger properties on the market this year, with at least four properties for sale within the National Park being over three-quarters of million pounds.

The number of properties available for sale in the National Park is still significantly less than in 1998 (the first year of the house price survey), reflecting the high external demand for houses on Exmoor. This is leading to and reflects the rapid sale of properties being sold in the area, often within days.

The (mean) average house price on Exmoor is £356,379 compared to £344,220 last year. This figure is 82% higher than an average house in the South West and 93% higher than an average house in the U.K. as a whole.

The Median average house this year, was £295,000 compared to £285,000 of last year.

72 % of the properties in the survey used 'Exmoor National Park' as a selling feature in the details, concluding this is a major selling feature for estate agents.

Table 1 shows the mean and median average house prices for the National Park as a whole and for the parts of the North Devon and West Somerset districts that lie within Exmoor National Park.

Table 2 compares the mean and median average house prices for the National Park over the last eight years.

Table 3 shows the age range of the properties within the two districts and for the National Park as a whole and Table 4 shows the mean and median average prices for these properties in each age range.

Table 5 shows the mean and median average, house price by the number of bedrooms.

Table 6 shows the median average house price by the type of property.

Table 7 compares the mean average house price of each type of dwelling, within the National Park, against the South West region and the UK averages.

To ensure the most accurate picture possible for house prices in Exmoor National Park (including some adjoining areas). Figures have been obtained from the H.M. Land Registry Website (see appendix two) which records actual sales figures for houses.

The HM Land Registry average House Price figure on Exmoor (including some adjoining areas outside the National Park such as Barnstaple and Minehead) is **£203,248 - 15% higher than in the UK as a whole.**

TABLE 1 – Mean and Median Average House Price by District (August 2005)

District	Number of Houses	Median Average Price (£)	Mean Average Price (£)
North Devon	15	269,500	321,060
West Somerset	87	295,000	362,468
Total	102	295,000	356,379

TABLE 2 – A Comparison of the Mean and Median Average, House Price within the National Park over the last seven years (August 2005)

Year	Number of Houses	Average Median Price (£)		Average Mean Price (£)	
1998	187	112,500	% change	128,882	% Change
1999	104	124,950	11.0	146,822	13.9
2000	113	165,000	32.0	181,700	23.75
2001	119	172,000	4.2	187,603	3.25
2002	92	245,000	42.4	290,980	55.0
2003	90	225,000	-8	278,372	-4
2004	95	285,000	27	344,200	24
2005	102	295,000	4%	356,379	4%

TABLE 3 – Age Range of Properties within the Survey (August 2005)

District	North Devon		West Somerset		Total	
	No.	%	No.	%	No.	%
Pre 1919	5	33	42	48	47	46
1919 - 1959	4	27	19	22	23	23
1960 - 1979	5	33	14	16	19	19
1980 - 2000	1	7	9	10	10	10
New	0	0	3	4	3	2
Total	15	100	87	100	102	100

TABLE 4 – Mean and Median Average House Price by Age of Property (August 2005)

District	North Devon		West Somerset		Total	Median Average Price (£)	Mean Average Price (£)
	No.	Price (£)	No.	Price (£)			
Pre 1919	5	290,000	42	335,000	47	335,000	430,444
1919-1959	4	245,000	19	265,000	23	265,000	289,693
1960-1979	5	250,000	14	250,000	19	250,000	264,995
1980-2000	1	249,000#	9	325,000	10	274,000	346,795
New	0	0	3	280,000	3	280,000	318,167

TABLE 5 – Average Mean and Median House Price (£) by Number of Bedrooms (August 2005)

District	Number of Bedrooms						
	1	2	3	4	5	6	7+
North Devon	0	165,000	290,000	260,000	290,000	279,950	0
West Somerset	120,000	183,700	275,000	325,000	675,000	690,000	1,100,000
Average (Median) Price	120,000	182,500	277,500	306.750	632,500	690,000	1,100,000
Average (Mean) Price	120,000	246,720	308,946	327,478	620,000	612,990	1,144,000
No. of Houses	2	20	41	24	9	4	2

TABLE 6 – Median Average House Price by Type of Property (August 2005)

Category	West Somerset		North Devon		Total	
	No.	Price (£)	No.	Price (£)	No.	Price (£)
Terraced	3	165,000	4	222,500	7	175,000
Semi-detached	10	275,000	3	290,000	13	282,500
Detached	50	335,000	6	250,000	56	325,000
Bungalow	11	252,000	2	306,250	13	265,000
Flat	13	192,995	0	0	13	192,995

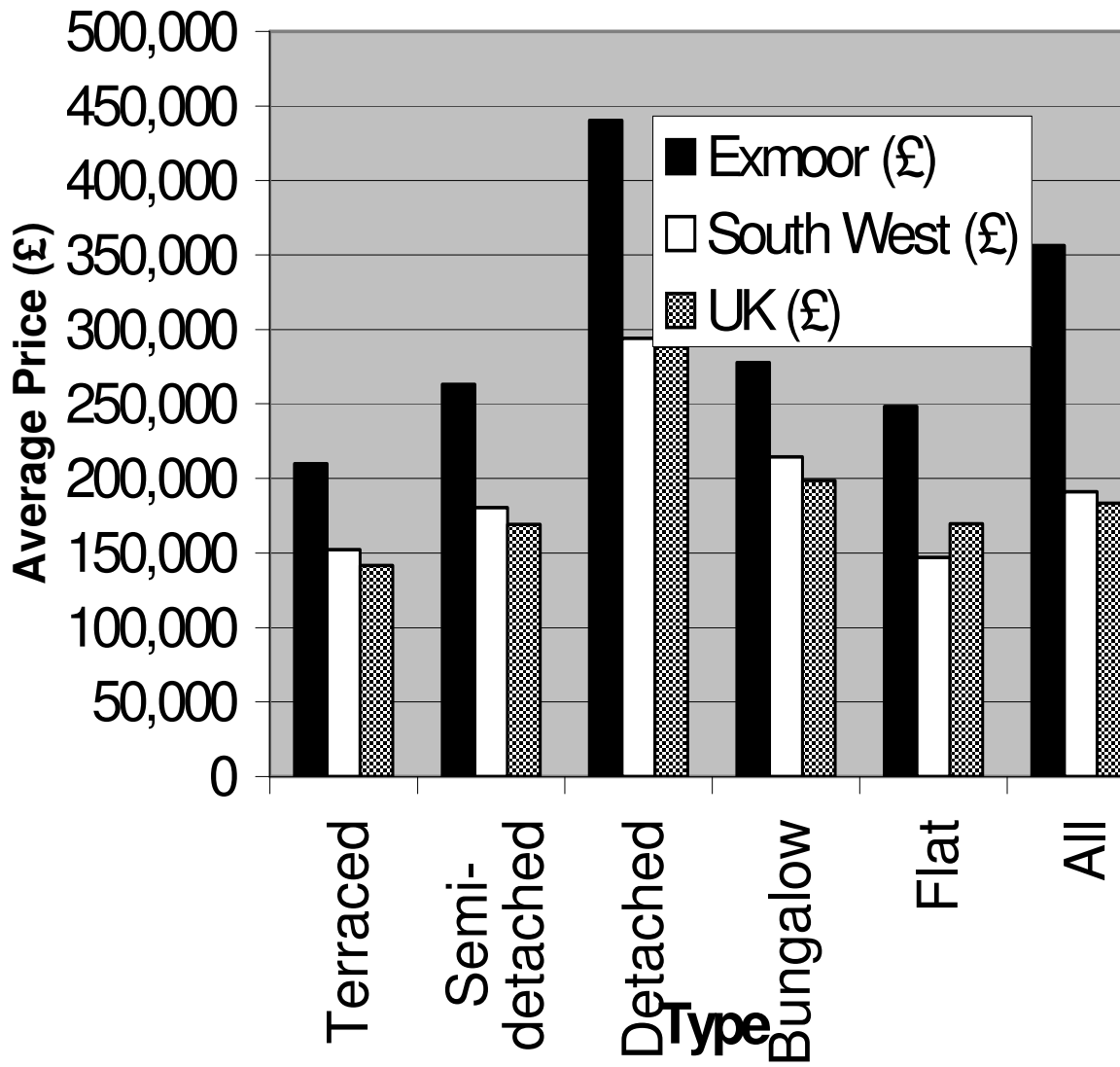
TABLE 7 – A Comparison of Mean Average, House Prices by Property Type within Exmoor National Park with those at Regional and National levels (August 2005)

Category	Exmoor (£)	South West (£)	UK (£)
Terraced	209,986	155,902	143,512
Semi-detached	263,304	181,482	170,650
Detached	440,561	288,794	285,697
Bungalow	277,846	214,686	198,500
Flat/Apartment	248,261	144,072	174,052
All	356,379	195,496	184,924

*Sources: Halifax House Price Index, Second Quarter 2005
HM Land Registry – Residential Property Price Report (April-June 2005)*

= Note; only one property on sale at time of survey.

**A Comparison of Mean Average House Prices by Property Type
within Exmoor National Park with those at Regional and National
Levels**



Key to the Abbreviations in the Housing Details in Following Tables

Age of the property

- 1: Pre 1919
- 2: 1919 - 1959
- 3: 1960 - 1979
- 4: 1980 - 2000
- 5: New

Outside Details

- DG: Double Garage
 - SG: Single Garage
 - TG: Triple Garage
 - FG: Front Garden
 - RG: Rear Garden
 - FY: Front Yard
 - RY: Rear Yard
 - WK: Workshop / Garden Shed (No. of workshops / garden sheds)
 - OB: Outbuilding (No. of outbuildings)
 - L: Land (No. of acres)
 - SW: Swimming Pool
 - PP: Planning Permission
 - AT: Agricultural Tie
 - * : Ex – Local Authority Property
- # The property details use Exmoor National Park as a selling feature.
- n/a Not Available/Applicable.

Properties within the North Devon part of the National Park

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Barbrook	240,000	2	3	Detached House	TG, FY, RY
Barbrook#	297,500	3	4	Bungalow	FG, RG, TG, SG
Brendon	249,000	3	4	Detached House	BG, FY, RY
Brendon#	295,000	1	3	Semi – Detached House	RY, BG, SG
Challacombe#	695,000	1	5	Detached House	TG, RY, DG, L (3), OB(1) PP
Lynton & Lynmouth#	129,950	2	2	Terraced House	RY, RG
Lynton & Lynmouth#	260,000	1	4	Terraced House	FG, RG
Lynton & Lynmouth#	185,000	1	3	Terraced House	RY, RG, FG, SG
Lynton & Lynmouth	165,000	2	2	Semi-detached House	RG, DG
Lynton & Lynmouth	275,000	2	4	Terraced House	SG, RG
Lynton & Lynmouth #	290,000	1	3	Semi-detached House	FY, RG
Lynton & Lynmouth #	315,000	3	3	Bungalow	FG, RG, FY SG
Lynton & Lynmouth #	590,000	1	5	Detached House	FG, RG, TG, FY, OB (3), L(11)
Lynton & Lynmouth	279,950	1	6	Terraced House	FG, RY
Parracombe#	575,000	1	5	Detached House	FG, RG, FY, TG ,OB (1), L(3)

Properties within the West Somerset part of the National Park

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Dulverton #	275,000	1	4	Semi –detached House	FY, RG
Dulverton	178,000	2	3	Semi-detached House	FG, RG, RY
Dulverton #	325,000	2	3	Bungalow	FG, RD, SG
Dulverton #	495,000	1	5	Detached House	FG, RG, TG, OB (1)
Dulverton #	139,500	2	2	Bungalow	FG, RG, OB (1)
Dulverton #	850,000	1	4	Detached House	FG, TG, RG, OB (2)
Dulverton #	295,000	1	3	Detached House	FG, RG, OB(1), SG (1)
Dulverton #	295,000	1	3	Terraced House	RY, FY
Dulverton #	500,000	2	3	Detached House	FG, RG, TG
Dulverton #	455,000	1	4	Detached House	RY, FY, TG, OB (1)
Dulverton #	265,000	2	3	Semi – detached House	FG, RG, FY
Dulverton #	988,000	1	8	Detached House	FG, RG, TG, L(8), OB (3)
Dulverton #	725,000	1	5	Detached House	FG, RG, TG, DG, OB (1)
Dulverton #	155,000	2	2	Semi-detached House	FG, RG, OB (1)
Dulverton#	700,000	1	5	Detached House	TG, FY, RY, DG, OB (10) L (20)
Dulverton	182,000	1	2	Apartment	
Dulverton	125,000	2	1	Apartment	RG

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Dunster #	219,950	2	3	Detached House	FY, RG
Dunster #	255,000	3	3	Bungalow	FG, RG, SG, OB (1)
Dunster#	285,000	2	4	Detached House	FY, RG, OB (1), SG
Dunster #	465,000	3	3	Detached House	FG, RG, TG, OB (3),
Dunster #	295,000	1	3	Semi-detached House	RG, DG
Dunster #	185,000	4	2	Detached House	FY, SG
Dunster#	175,000	1	3	Apartment	FG, RG
Dunster	149,950	1	2	Apartment	FY,FG, RG
Dunster #	375,000	1	4	Semi-detached House	FG RG, FY, L(1)
Dunster #	389,500	1	4	Detached House	RG, RY
Dunster #	285,000	2	4	Detached House	FG, RG, RY
Dunster #	279,950	3	3	Detached House	FG, TG, RG, OB (2)
Exford	550,000	3	5	Detached House	FG, RG, TG, L (19), OB (2)
Exford #	245,000	1	3	Detached House	RG, RY, OB (1)
Luxborough#	335,000	1	4	Detached House	FG, RG, TG, OB (1), SG
Luxborough #	395,000	5	4	Detached House	FY, RG, SG
Luxborough#	325,000	1	3	Detached House	FY, FG, RG, SG
Luxborough #	335,000	1	4	Detached House	FG, RG, TG
Luxborough	250,000	1	3	Semi-detached House	FG, RG, SG
Porlock	310,000	2	2	Semi-detached House	FY, FG, RG, SG
Porlock	295,000	2	4	Detached House	FY, RG, SG, OB (1)

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Porlock #	295,000	2	4	Semi-detached House	RY, RY, SG
Porlock	155,000	2	2	Terraced House	RG, RY
Porlock #	240,000	2	3	Bungalow	FG, RG, FY
Porlock #	295,000	2	3	Bungalow	FG, RG, TG OB (1)
Porlock #	295,000	3	2	Detached House	FG, RG, OB (1), SG
Porlock #	250,000	2	2	Bungalow	FG, RG, RY
Porlock #	365,000	1	4	Detached House	RG, DG, OB (1)
Porlock #	298,500	1	2	Detached House	RG, RY
Porlock #	275,000	3	3	Bungalow	FG, RG, SG, FY
Porlock	220,000	1	5	Detached House	FY, RG,
Porlock #	1,300,000	1	7	Detached House	FG, RG, TG, L (17), OB (5), DG
Porlock	365,000	1	2	Apartment	RG
Porlock	345,000	1	2	Apartment	RY
Porlock	345,000	1	2	Apartment	
Porlock	395,000	1	2	Apartment	RG
Porlock	395,000	1	2	Apartment	RY, RG
Porlock #	388,000	2	4	Detached House	FG, RG, RY
Porlock#	395,000	3	3	Detached House	FG, RG, FY
Porlock	520,000	2	3	Detached House	FG, RG, FY, SG, SG, OB (1)
Porlock #	370,000	2	3	Detached House	FG, RG, OB (2)
Porlock	440,000	5	3	Detached House	FG, RG, TG DG

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Porlock #	115,000	1	1	Apartment	
Porlock#	195,000	1	3	Apartment	RY
Porlock #	165,000	2	2	Terraced House	FG,
Porlock	275,000	3	3	Bungalow	FG, RG, FY,DG
Porlock #	350,000	2	3	Semi-detached House	FG, RG
Porlock	750,000	1	6	Detached House	FG, RG, OB (1)
Porlock #	690,000	2	6	Detached House	FG, RG, TG, SG
Porlock#	249,950	1	3	Apartment	FY
Roadwater #	380,000	3	3	Detached House	FY, FG, RG,
Roadwater	300,000	1	3	Detached House	FY, SG, OB(1)
Roadwater	225,000	3	3	Bungalow	FG, FY, RG, SG
Roadwater	280,000	4	3	Detached House	FG, RG, RY, SG
Stogumber *	189,950	2	1	Semi-detached Hosue	FY, RG, OB(1)
Stogumber	172,500	2	2	Semi-detached House	FY, RG
Timberscombe	279,500	5	4	Detached House	FY, RG, FG, SG
Timberscombe #	274,000	4	3	Detached House	FY,FG, RY,RG, SG
Timberscombe #	230,000	2	3	Bungalow	FG, RG
Timberscombe #	410,000	3	4	Detached House	FG, RG, RY, DG
Treborough #	630,000	3	4	Detached House	FY, RG, RY, TG, SW, OB (4), L (20)
Upton #	335,000	4	3	Bungalow	FG, RG, RY, SG
Winsford #	675,000	1	5	Detached House	FG, RG, TG, L (10), OB (1)

Parish	Price (£s)	Age of Property	No. of Bedrooms	Type of House	Outside Details
Withypool #	850,000	2	6	Detached House	FG, RG, TG, OB (2), L (17)
Withypool #	325,000	3	4	Detached House	FG, RY, TG, SG
Withypool #	315,000	2	4	Detached House	FG, RG, SG
Withypool#	210,000	2	3	Semi-detached House	FG, RG, TG, OB (1)
Wheddon Cross #	850,000	1	7	Detached House	FG, RG, FY, L (14), OB (1)
Wheddon Cross	235,000	2	3	Detached House	RG, SG, RY
Wootton Courtenay #	375,000	1	2	Detached House	RG, RY, FG, TG

Appendix 1

List of Estate Agents covered by the survey – August 2005

Bampton

Froud & Seddon
Webbers Property Services

Dulverton

Froud & Seddon
Stags Estate Agents
Webbers Property Services

Ilfracombe

Stephen R Brown & Co
Turners Estate Agents
Webbers Property Services
Property Shop

Lynton

Webbers Property Services
Philips Smith & Dunn

Minehead

Chanin & Thomas
Gribble, Booth and Taylor
Langdons
Webbers Property Services

South Molton

Martyn Combes
Phillips Smith & Dunn

Stags Estate Agents
Webbers Property Services

Tiverton

Gribble, Booth & Taylor
Paul Hipkiss
Stags Estate Agents Watts & Sons
Seddon Estate Agents

Appendix 1 (cont.)

The property sections from the following local newspapers were also used for this survey.

West Somerset Free Press (5/8/05)
Somerset County Gazette (5//805)
The North Devon Journal (4/8/05)

Appendix Two

H. M. LAND REGISTRY FIGURES (April – June 2005)

For the Average (SALE) Price of houses within Exmoor National Park

To ensure the most accurate picture possible for house prices in Exmoor National Park (including some adjoining areas). Figures have been obtained from the H.M. Land Registry Website which records actual sales figures for houses.

The Land Registry holds information on the actual selling price and sales volume of house for a given postcode area. These are reported every 3 months within a year. The most comparable time period to fit into the Exmoor House Price Survey is April – June 2005. The data which can be accessed from the HM land Registry is available via Postcode sectors, for example TA22 9. This is ward level and is the lowest postcode sector which the Land Registry provides figures for.

As the data is ward level, prices within, Exmoor National Park alone cannot be recorded as a whole. This is because some postcodes for Exmoor National Park also cover areas outside of the National Park boundary, for example, parts of Minehead, Barnstaple, and Watchet are included.

The postcodes which lie wholly or partly within in the National Park are included below:

(The information relates to sale prices from April – June 2005)

Postcode sector	Parishes within/ partly within 'Exmoor National Park'	Parishes included in the postcode sector not within Exmoor National Park	Number of Properties sold within April – June 2005	Mean average figure of properties sold
EX36 3	North Molton, Molland, Twitchen, West Anstey, East Anstey.	Areas of South Molton	6	188,166
EX32 7	Brayford, Parracombe, Kentisbury	Areas of Barnstaple	27	172,758
EX35 6	Lynton and Lynmouth, Barbrook, Oare, Countisbury, Brendon	ALL IN	9	193,095
TA4 4	Monksilver, Stogumber, Elworthy, Nettlecombe	Areas of Taunton	6	146,583

TA22 9	Bridgetown, Brompton Regis, Dulverton, Exton,	Hawkridge, Brushford, Exebridge,	5	255,300
TA23 0	Luxborough, Roadwater,	Areas of Watchet	7	151,785
TA24 5	Dunster	Parts of Minehead	34	161,159
TA24 6	Dunster, Carhampton, Withycombe, Old Cleave,	Parts of Minehead, Bilbrook	15	294,500
TA24 7	Exford, Winsford, Withypool, Wheddon Cross, Timberscombe	ALL IN	15	294,500
TA24 8	Allerford, Luccombe, Porlock, Porlock Weir, Bossington, Wootton Courtney, Holinote,	Parts of Minehead	25	247,805
TOTALS			146	£203,248

Using the Land Registry information it can be concluded that the mean average house price sale figure from the HM Land Registry figure is **£203,248 compared to £202,129 last year.**

The number of sold properties for this year has dramatically dropped, compared to last year's figure of 278 properties being sold, within this three month period.

This figure derived from actual sale(s) figures. It is important to note that properties outside Exmoor National Park are included for example areas of Barnstaple, Minehead, South Molton and Watchet. This is likely to affect the overall house prices obtained from the Land Registry as; in general, it appears that houses within the National Park are more expensive than those outside. This is indicated by mention of the National Park in sales particulars. For example, for those Postcodes which are situated wholly within in the National Park - EX35 6 and TA24 7 the sale prices figures are substantially higher, than for e.g. postcodes including areas out of the National Park.

The Exmoor National Park House Price Survey provides information on asking prices of houses, wholly within the National Park.