



Exmoor National Park

Annual House Price

Survey

2006



All images used on the front cover of the Exmoor National Park House Price Survey 2006 are courtesy of Stags Estate Agents.

www.stags.co.uk

All properties shown on the cover were for sale between 3rd and 14th July 2006, within Exmoor National Park.

House Price Survey for Exmoor National Park

The House Price Survey has been carried out annually since July 1998, and the information gained from this desktop study, contributes towards monitoring and reviewing present housing policies within the Exmoor National Park Local Plan, and future policy formation within Local Development Framework documents; in terms of assessing the requirement for local needs affordable housing.

The survey this year was completed during July 2006, using the websites of local estate agents, and the property sections of local papers to assess the number and type of dwellings for sale within Exmoor National Park (see Appendix 2 for details of the Estate Agents and newspapers used). The figures for the asking price which are included within the property details (Appendix1), are the figures used to ascertain the average house price on Exmoor. There may be a difference between the asking price and the selling price, but these are the figures available, and are based on the local estate agents' valuation experience. To ensure that the average figures are not distorted; properties for sale which include land over 30 acres (12.5 hectares) are not included, as these could be described as working farms.

The survey found 197 properties for sale within Exmoor (between 3.7.06 and 14.7.06), which is a significantly greater number than previous years. This may suggest that demand for properties on Exmoor has reduced, and properties are remaining on the market for longer periods than previously recorded.

Most of the properties for sale were within the West Somerset area of the National Park, and only 23% were for sale within the North Devon area. This broadly reflects the population distribution between the two areas.

Since last year's survey in August 2005, house prices have continued to rise nationally and regionally. The England & Wales has seen a 7.71% increase compared to the same period last year, and the SW a 5.25% increase in property prices according to statistics published by the Land Registry. The mean and median average house prices for Exmoor are taken, in order to allow for any distortion due to large expensive properties for sale, which could increase the mean average house price significantly. In this year's survey, there were 4 properties for sale, for £1,000,000 or greater, and 26 properties between £500,000 and £1,000,000 (see Appendix 1 for all property details); these account for some of the 32 properties that have land that is equal to or greater than, 2 acres.

The mean average house price on Exmoor is: £366,159, compared to £356,379 last year. This is an increase of 2.7% which is less than national and regional house price increases.

The mean average house price for Exmoor is 78% higher than the average house price in the South West (£205,768), and 84% higher than the average house price in England & Wales (£199,184).

The median average house price this year was: £314,000 which is 6.4% higher than last year (£295,000) this illustrates that there was a larger proportion of properties with valuations above £300,000 for sale during this period (see chart below).

The most common house prices for this survey were £275,000 and £375,000. There were 8 properties for sale at each of these prices.

Note that the average house prices for the South West and England & Wales are based on the quarterly figures published by the Land Registry (April – June 2006) based on actual contract prices, while those for Exmoor are based on advertised asking prices over a two week period (see above) . Part of Exmoor's higher recorded values may therefore reflect sales are taking place at below asking prices, and changes in the market over the relevant time periods may have influence the figures in either direction.

Averages:

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.

Median Average: the middle house price of those collected during this period – when arranged in order from the lowest to the highest.

Mode Average: the house price which appears most frequently in the values collected.

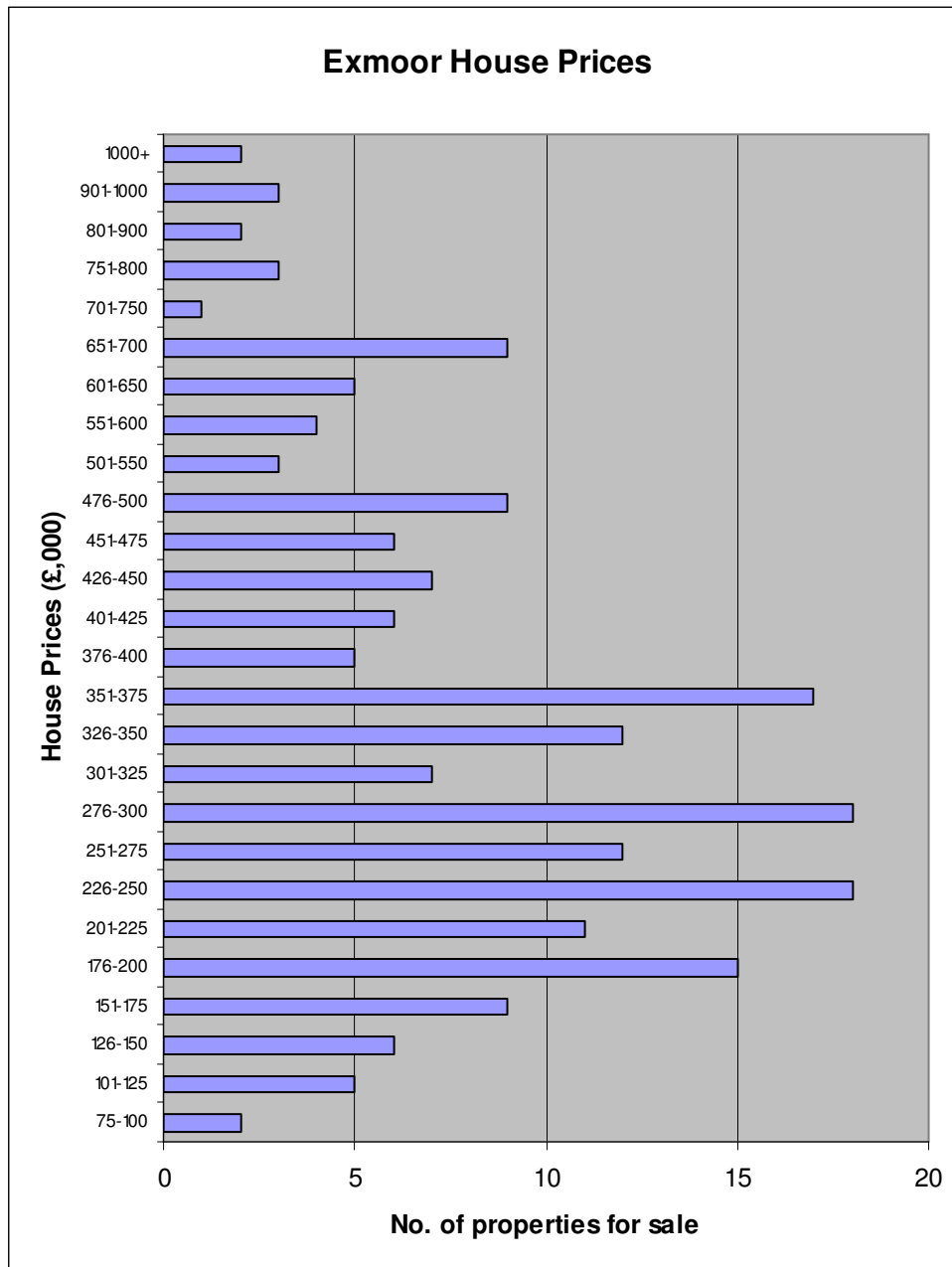


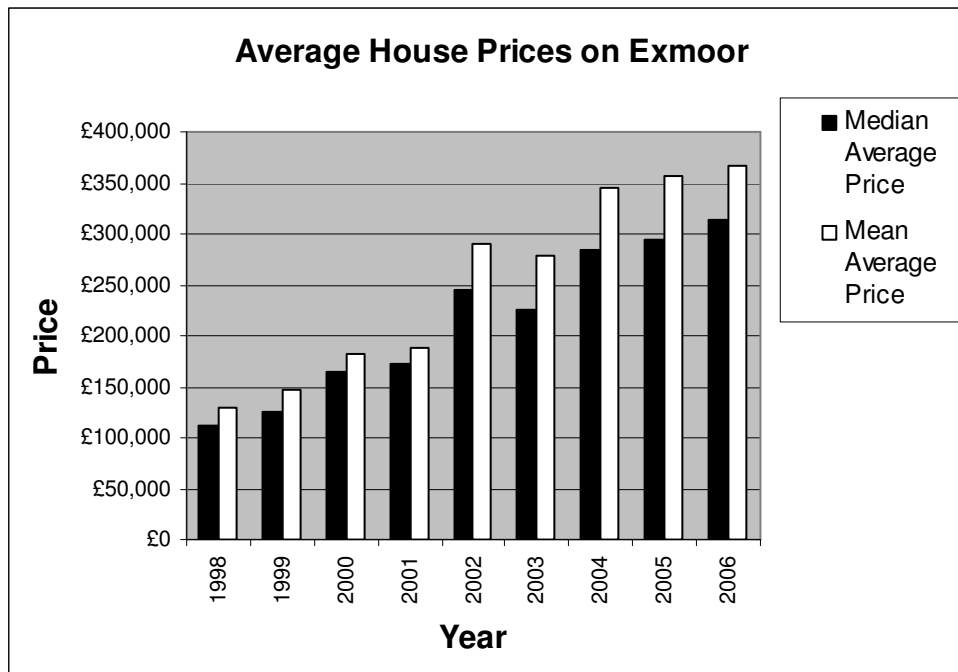
Table 1: Mean and Median House Price by District
(Within the National Park)

District	No. of houses	Median price (£)	Mean price (£)
North Devon (area in National Park)	46	349,975	381,879
West Somerset (area in National Park)	151	300,000	361,370
Exmoor National Park (whole)	197	314,500	366,159

The low number of houses for sale within the North Devon area of the National Park demonstrates that this area (approximately one-third of the National Park) is predominantly rural, with very few villages. The split broadly reflects the differences in population between the two Districts in the National Park. Lynton & Lynmouth is the main rural centre, where over half of the properties within the North Devon area, are for sale. Because of the small numbers involved, the figures for the individual Districts should be treated with particular caution.

Table 2: House Price Survey Comparisons Since 1998

Year	No. of houses for sale	Average Median Price	% Change	Average Mean Price	% Change
1998	187	£112,500	-	£128,882	-
1999	104	£124,950	11.0	£146,822	13.9
2000	113	£165,000	32.0	£181,700	23.8
2001	119	£172,000	4.2	£187,603	3.3
2002	92	£245,000	42.4	£290,980	55.1
2003	90	£225,000	-8.2	£278,372	-4.3
2004	95	£285,000	26.7	£344,200	24.0
2005	102	£295,000	3.5	£356,379	3.5
2006	197	£314,000	6.4	£366,159	2.7

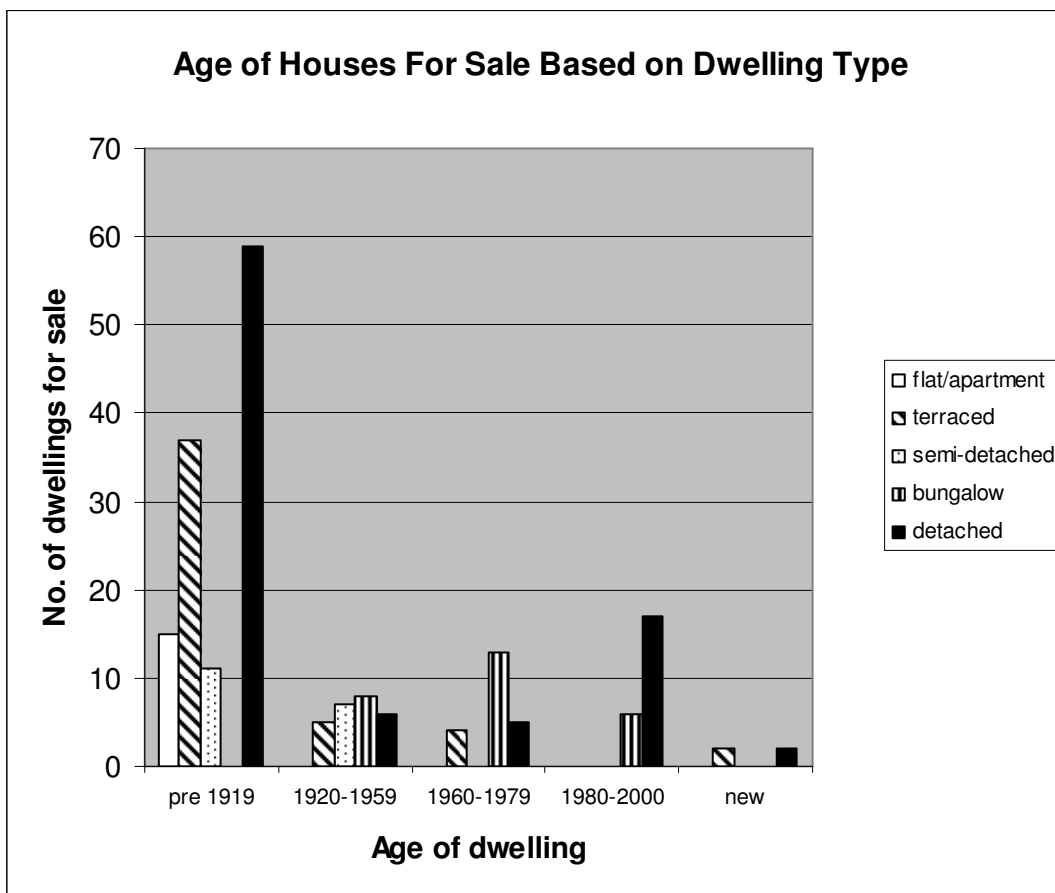


The chart and table above illustrates the nine House Price Surveys undertaken by the Exmoor National Park Authority; and the year on year house price increases. Some of these increases have been quite substantial.

Table 3: Age Range of Properties in the Survey

Dwelling Type	pre 1919	1920-1959	1960-1979	1980-2000	new	total	Mean Price (£)	Median Price (£)	Dwelling Type %	Dwelling Type – 2001 Census %
flat/apartment	15	0	0	0	0	15	189,587	155,000	7.6	8.5
terraced	37	5	4	0	2	48	228,058	209,975	24.4	16
semi-detached	11	7	0	0	0	18	277,828	277,475	9.1	26
Bungalow**	0	8	13	6	0	27	328,679	295,000	13.7	49
detached	59	6	5	17	2	89	499,635	450,000	45.2	
All	122	26	22	23	4	197	366,159	314,500	100	99.5*

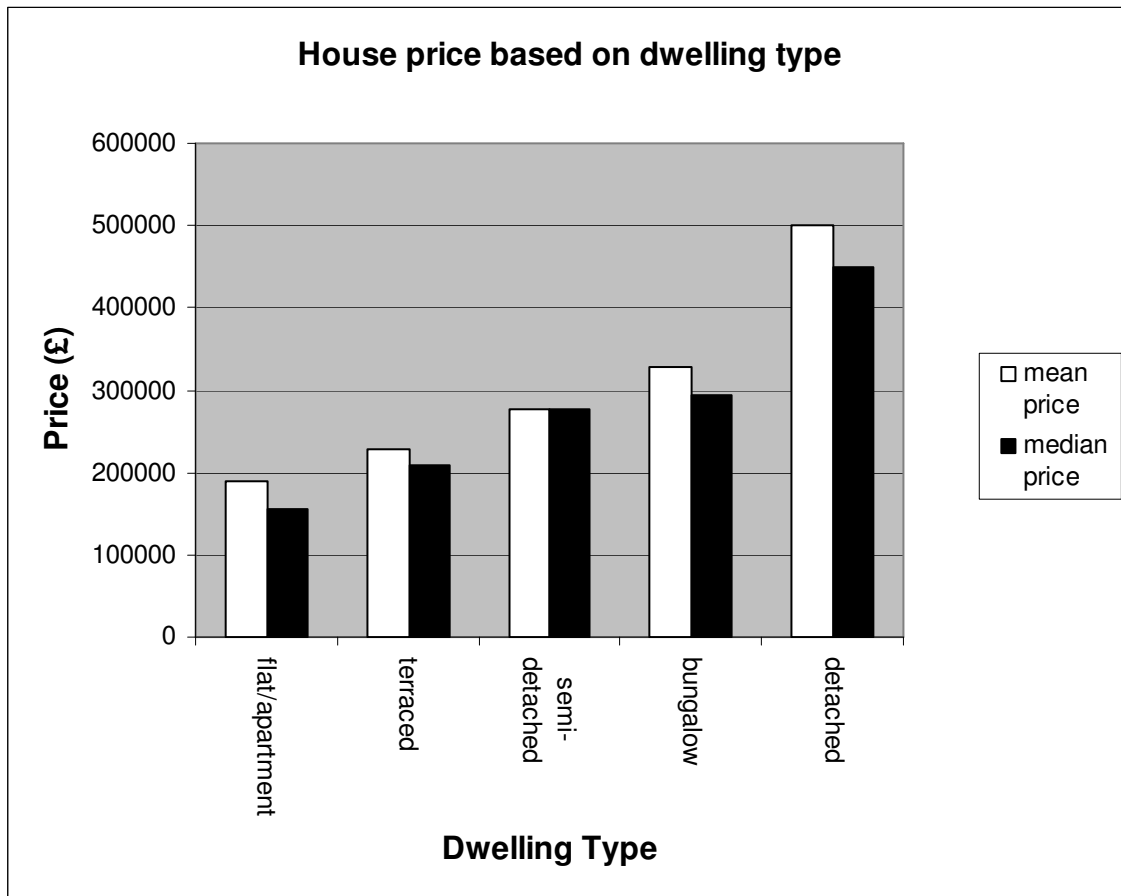
*does not include % dwelling type for 'caravan or mobile home'
 ** All 'Bungalows' for sale within the survey period were detached.



The chart shows that the majority of dwellings for sale by age were pre 1919, and of those, detached dwellings were far more numerous. 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. There are 116 detached dwellings, (including bungalows) for sale (59%) which can be explained by the large percentage of detached dwellings on Exmoor (49%) specified in the 2001 census figures for Exmoor. Apart from the percentage of flats/apartments for sale, there is little correlation between the percentage of dwelling types for sale, and the percentage of dwelling types on Exmoor.

Table 4: Average House Prices Compared to Dwelling Type

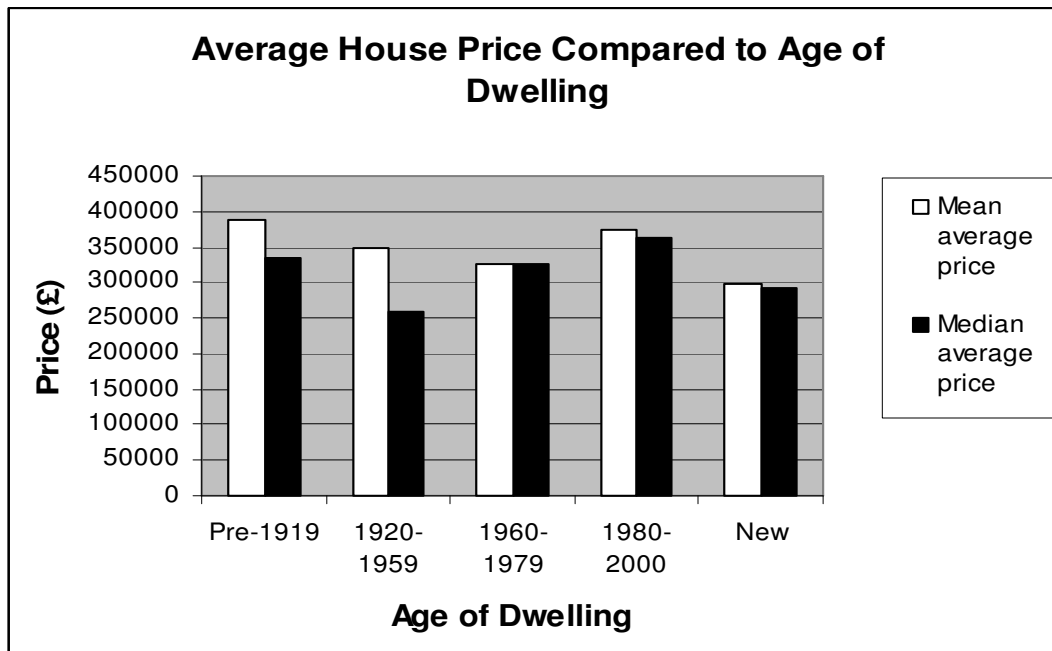
Dwelling Type	mean price (£)	median price (£)
flat/apartment	194,557	160,000
terraced	225,853	209,950
semi-detached	277,828	277,475
bungalow	328,679	295,000
detached	499,635	450,000
All	366,159	314,500



The chart illustrates the disparities in price between the different dwelling types. There are no real surprises here, but the median average price of a bungalow is comparable to the average price of a semi-detached dwelling, which is notable due to the fact that all the bungalows surveyed were detached.

Table 5: Average House Price Compared to Age of Dwelling

Age of dwelling	Mean Average Price (£)	Median Average Price (£)
Pre-1919	389,043	335,000
1920-1959	347,779	257,498
1960-1979	327,245	325,000
1980-2000	374,345	362,250
New	298,375	292,250



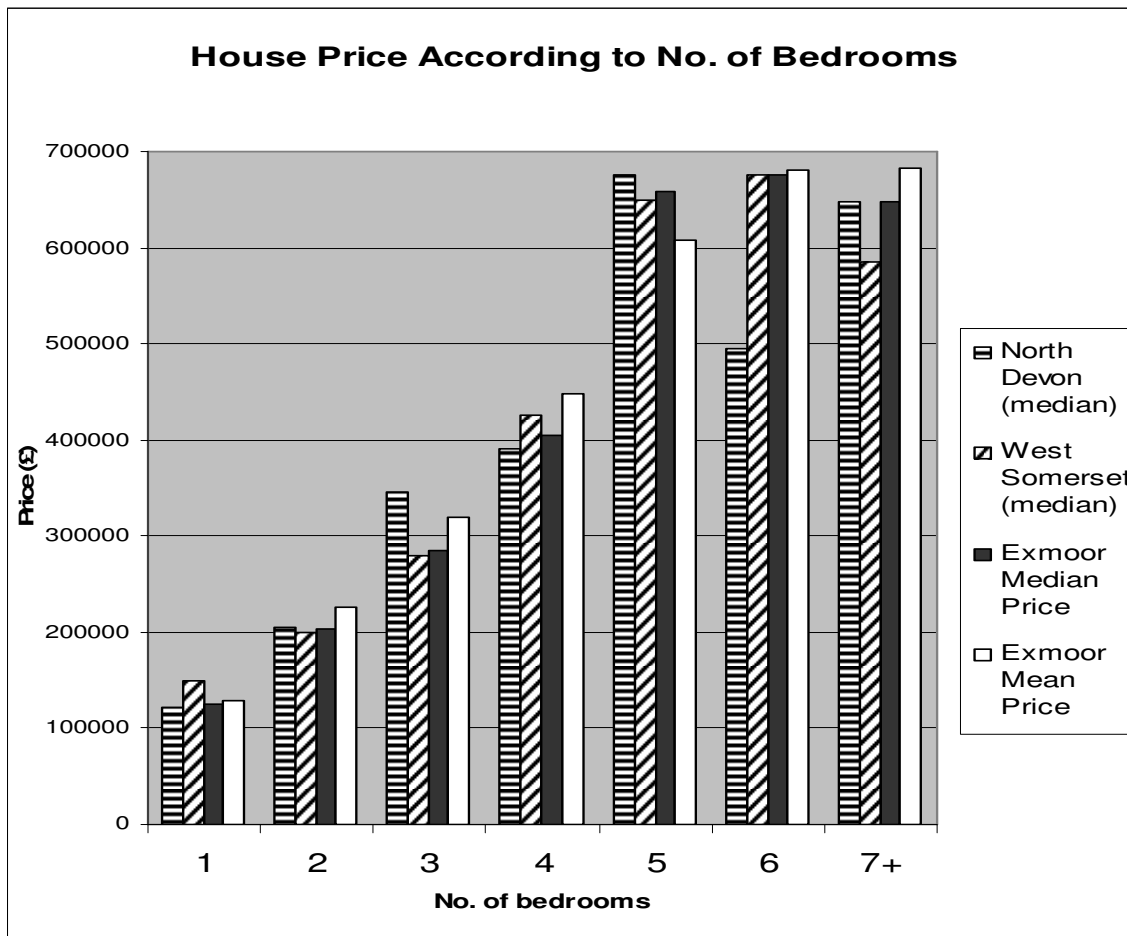
On the whole, the category pre-1919 has the most records (107 out of 177) and a broad range of dwelling types, which gives a robust average price for this age category. Although properties built 1980-2000 appear to have a comparable average price to pre-1919 properties; there are only 20 records for this particular period, and these consist of detached houses or bungalows, which are likely to skew the result to a higher average house price for this category.

Table 6: Mean & Median Average House Price by Number of Bedrooms

District	Number of Bedrooms						
	1	2	3	4	5	6	7+
North Devon (median)	£122,250	£205,000	£345,000	£390,000	£675,000	£495,000	£647,500
West Somerset (median)	£150,000	£199,950	£280,000	£425,000	£650,000	£675,000	£585,000
Exmoor Median Price	£124,500	£202,475	£285,000	£405,000	£657,500	£675,000	£647,500
Exmoor Mean Price	£129,317	£225,539	£319,098	£448,798	£608,495	£680,619	£683,063
No. of Dwellings (ND)	4	3	19	12	1	3	2
No. of Dwellings (WS)	5	35	60	33	7	5	6
No. of Dwellings (Total)	9	38	79	45	10	8	8

Note that the North Devon and West Somerset categories within Table 6 are the areas of North Devon and West Somerset within Exmoor National Park, not the whole districts.

Table 6 and the chart (below) illustrate, that there are notable differences between average house prices, for dwellings with 1 – 4 bedrooms, but dwellings with 5 or more bedrooms are relatively similar in price. These larger dwellings tend to be detached houses with additional outside details, such as extensive gardens, garages, out-buildings and sometimes stabling (See Appendix 1).



Land Registry Data

The data from the Land Registry is given via quarterly reports for national and regional average house prices, as well as for District Councils. Data can also be obtained for average house prices within postcode sectors, of which there are only two postcode sectors which are wholly within the National Park; the remaining sectors will include areas outside of the National Park boundary.

The most recent quarterly report from the Land Registry is April-June 2006, from which the following figures will be taken.

Table 7: Data extracted from the Land Registry Property Price Report (Apr-Jun 2006)

Apr – Jun 2006 Region/Area	Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales
EX36 3	241,000	4	175,000	4	153,257	7	0	0	182,453	15
EX32 7	0	0	184,575	6	156,164	17	0	0	163,575	23
EX35 6*	0	0	0	0	249,400	5	0	0	249,400	4
TA4 4	284,162	8	174,990	5	0	0	0	0	242,172	13
TA22 9	381,666	3	187,333	3	0	0	0	0	284,499	6
TA23 0	252,357	7	126,400	5	154,727	11	135,000	3	173,288	26
TA24 5	260,287	12	174,931	11	166,066	9	117,755	17	174,369	49
TA24 6	249,700	10	184,812	8	241,100	5	146,150	5	211,133	28
TA24 7*	398,750	4	0	0	0	0	0	0	398,750	4
TA24 8	315,095	10	183,666	6	163,750	4	182,333	6	230,844	26
North Devon District	268,356	169	190,616	100	170114	190	140,992	46	204,398	505
West Somerset District	291,438	62	178,666	43	176,717	35	134,972	33	210,352	173
Devon	299,060	1281	196,424	905	169,641	1409	164,868	488	215,610	4083
Somerset	284,871	834	176,406	726	150,568	943	113,492	343	192,047	2846
South West	301,790	8051	188,322	7148	165,414	9290	150,883	4983	20,5767	29,472
England/Wales	300,349	56,238	180,170	77,168	158,493	88,301	185,703	46,723	199,84	268,430

*** Postcode sectors which are entirely within the National Park – Table 8 will give further details regarding the areas postcode sectors cover.**

The average figures given for postcode sectors does not present a very accurate figure, as most sectors do not have average sales figures for all types of dwelling, and some may only have one dwelling type, such as **TA24 7** which only has records for sales of detached dwellings and therefore this sector results in a high average house price.

Table 8: 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
EX32 7	Brayford, Parracombe, Kentisbury	Areas of Barnstaple, Goodleigh, Bratton Fleming.
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

Affordability

Affordable housing is a key issue within Exmoor National Park. Recent Local Plan Housing policies ensure that all new-build housing is for local needs only. Since the Local Plan was adopted in March 2005, approval (full and outline permissions) has been given to 18 affordable dwellings (including conversions), of which two have already been built.

To determine the affordability of housing on the open market, we have taken the lower quartile of the houses for sale (included within the annual house price survey) of which there are 49 properties. This will produce information for the properties for sale at the lower end of the market. In order to gauge whether these open market properties are 'affordable', the average house price will be determined for this quartile, and then calculated as a ratio against average household income. This information produces the following results:

Within the lower quartile results the average house price was:

Mean average price: £174,913
Median average price: £195,000
Mode average price: £165,000

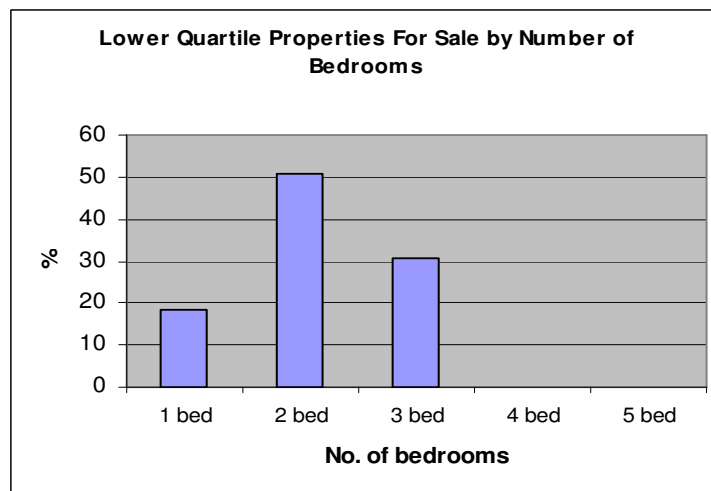
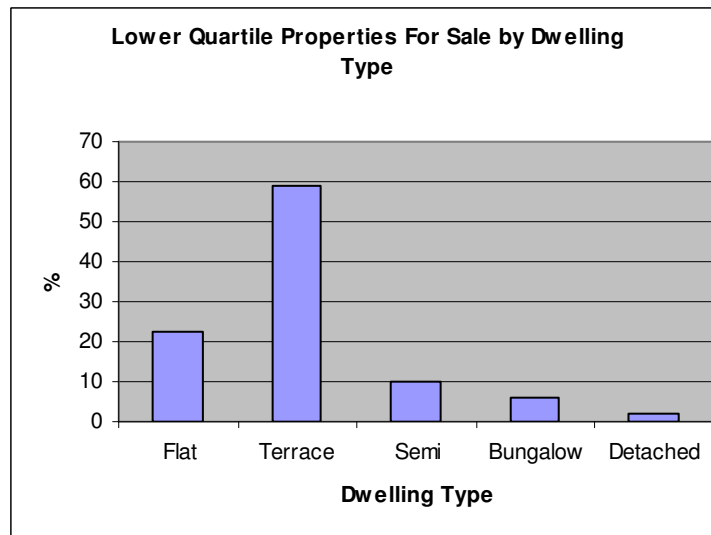
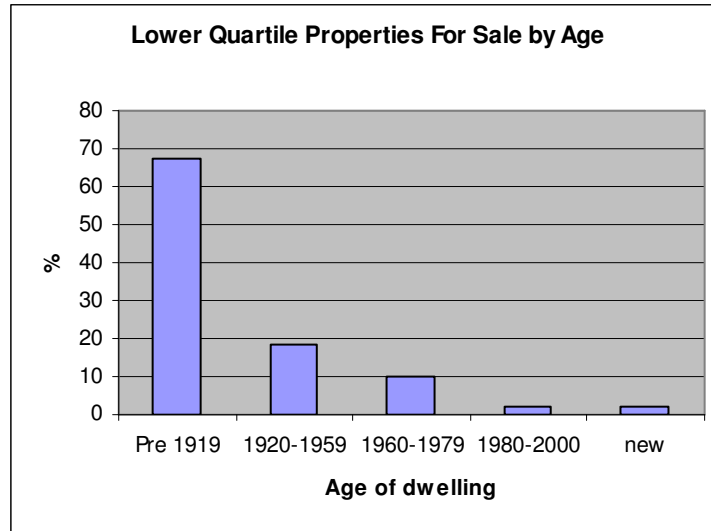
In 2006 the average gross household income for the West Somerset District was £26,000¹, while this figure was in the bottom 10 records for districts all over the country; it will still not reflect the average household income for those in greatest housing need. Note that this is not average 'individual income', but the average income for a household; which may include more than one person generating income within that household.

The average household income for West Somerset is likely to represent Exmoor National Park as well, considering that West Somerset is included within approximately two-thirds of the National Park. Hence the ratio of average earnings (£26,000) to mean average price in the **lower quartile** of house prices (£174,913) is **6.7**; illustrating that even the properties for sale at the lower end of the housing market, are still beyond the reach of many people in housing need on Exmoor.

As expected the properties for sale within the lower quartile are 1-3 bedroom dwellings, most of which are predominantly terraced houses (see graphs below). Most of the properties for sale within this category are within the main rural centres of Dulverton, Porlock and Lynton/Lynmouth; especially towards the centres of such settlements where historically the housing was at a much higher density, with fewer 'outdoor features' such as gardens, and off-road parking. Flats and apartments are typically recently created within larger pre-1919 buildings. Seven of the terraced and semi-detached properties are ex-local authority properties that were bought under the 'Right to Buy' scheme, introduced during the 1980's, these properties can now command a relatively high price, particularly those situated in more rural locations.

¹ Wealth of the Nation 2006 – CACI
<http://www.caci.co.uk/pdfs/won2006abridged.pdf>

Graphs: Lower Quartile Properties For Sale by Age / Dwelling Type / No. of Bedrooms



Appendix 1:

House Price Survey Details

The report which follows, lists details of the properties for sale during the period 4.7.06 to 11.7.06.

Key to Abbreviations used in the report:

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

District	Parish	Type of Dwelling	Age of Dwelling	Price	Beds.	Acres	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT		
West Somerset	Porlock	Terrace	1920-1959	330000	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Terrace	1960-1979	165000	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	1960-1979	375000	3	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	new	150000	1	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	new	289500	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	pre 1919	149500	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Terrace	pre 1919	165000	1	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Terrace	pre 1919	165000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Terrace	pre 1919	179950	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Terrace	pre 1919	249950	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Selworthy & Minehead		Detached	pre 1919	365000	3	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Semi-detached	pre 1919	365000	3	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Terrace	1920-1959	167000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Timberscombe		Bungalow	1920-1959	249950	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Bungalow	1960-1979	275000	3	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Bungalow	1980-2000	265000	4	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Detached	1980-2000	275000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Semi-detached	pre 1919	245000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	pre 1919	189950	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Terrace	pre 1919	198000	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Terrace	pre 1919	285000	3	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Upton		Detached	1980-2000	750000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Winsford		Bungalow	1920-1959	375000	3	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Appendix 2:

Estate Agents (websites) used for this survey:

- Big Black Hen
- Chanin & Thomas
- David Mirow
- Clapp & Seddons
- Froud & Seddons
- Hosegood Ford
- John Smale
- Nancekivell & Co.
- Phillips Smith & Dunn
- Richardsons
- Stags
- Webbers

Newspaper Property Sections used for this survey:

- West Somerset Free Press
- North Devon Journal