



## Exmoor National Park Annual House Price Survey 2007



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## Key Findings

The Exmoor National Park Authority Annual House Price Survey is in its tenth year. Over the 10 years since the Survey began, the average house price (for both mean and median averages) has almost trebled. This has meant that affordability has become a major issue for local people wanting to live in the area. The Exmoor National Park Local Plan housing policies aim 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.

Since last year's survey in July 2006, house prices have continued to rise nationally and regionally. The England & Wales average house price has increased by 8.6% compared to the same period last year, and, according to quarterly statistics for April to June 2007 obtained from the Land Registry, the South West region has experienced a 9.7% increase.

The mean average house price on Exmoor is: **£382,241**, compared to £366,159 last year. This is an increase of 4.4% which is noticeably less than national and regional house price increases.

However, the mean<sup>1</sup> average house price for Exmoor is still substantially higher than regional and national averages: 69% higher than the average house price in the South West (£225,810), and 77% higher than the average house price in England & Wales (£216,285).

The median<sup>2</sup> average house price this year was: £325,000 which is 3.3% higher than last year (£314,000). This illustrates that there was a larger proportion of properties with valuations above £300,000 for sale during this period (see chart 2 below).

The most common house price (mode<sup>3</sup>) for this survey was £395,000. There were 8 properties for sale at this price.

The average house prices for the South West and England & Wales are based on the quarterly figures obtained from the Land Registry (April – June 2007) based on actual contract prices, while those for Exmoor are based on advertised asking prices over a two week period.

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<sup>1</sup> **Mean Average:** the mean average is the sum of all the house prices collected, divided by the number of results. This is the most commonly used type of average.

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

<sup>3</sup> **Mode Average:** the house price which appears most frequently in the values collected.

This is the tenth year the Annual House Price Survey Report has been carried out 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 future policy formation of Local Development Framework documents; in terms of assessing the requirement for local needs affordable housing.

The survey took place during July 2007, 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 (included within the property details 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, but these are the only figures available which can be limited to the Exmoor National Park area since land registry sales prices are not collected for the National Park specifically and so include areas well outside the boundary. Asking prices are based on the valuation experience of local estate agents. To ensure that the average figures are not distorted; properties for sale which include land over 30 acres (12.5 hectares) are not included, as these could be described as working farms.

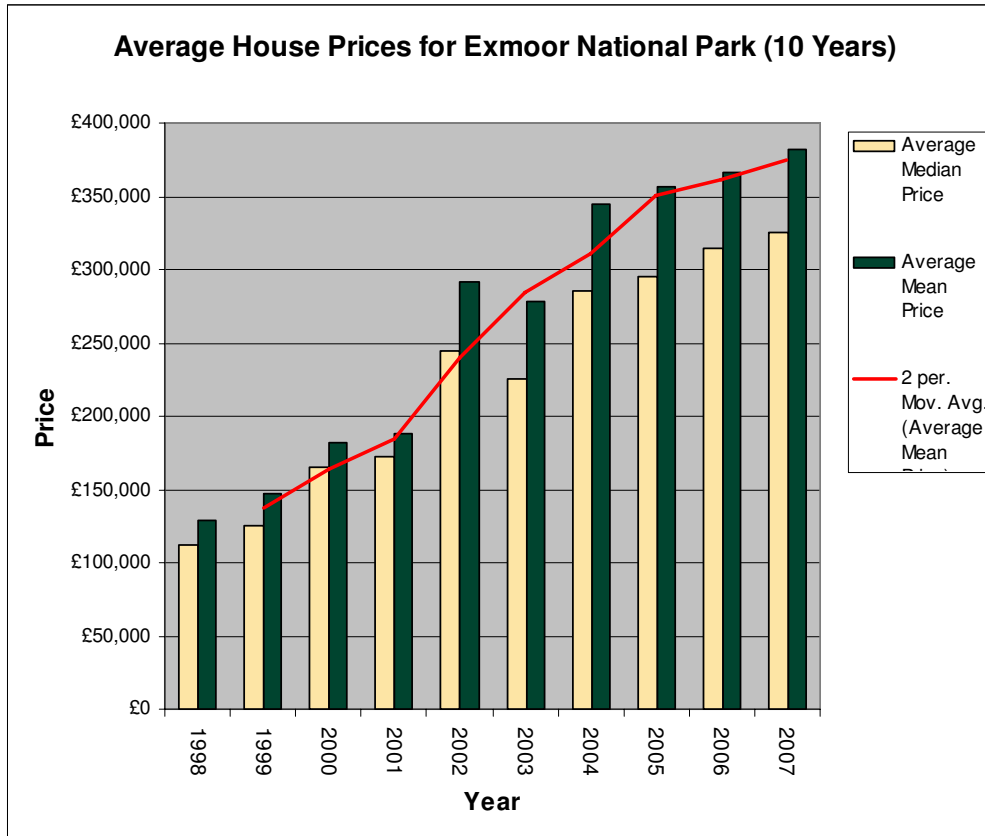
The survey found 191 properties for sale within Exmoor (between 2<sup>nd</sup> July and 13<sup>th</sup> July 2007). Of the properties for sale, 69% were within the West Somerset area, and 31% within the North Devon area of the National Park. This broadly reflects the proportion of the two districts within the National Park.

The mean and median average house prices for Exmoor are calculated, in order to allow for any distortion due to large expensive properties for sale as their inclusion could increase the mean average house price significantly. In this year's survey, there were four properties for sale, for £1,000,000 or greater, and 36 properties between £500,000 and £1,000,000 (see Appendix 1 for all property details); these account for some of the 25 properties that have land that is equal to or greater than, 2 acres.

Exmoor's higher recorded values may reflect sales at below asking prices, and changes in the market over the relevant time periods may have influenced the figures in either direction.

## Analysis of Survey Results

Chart 1:



## House Price Survey Comparisons Since 1998

Table 2:

Year	No. of houses	Average Median Price	% Change	Average Mean Price	% Change
1998	187	£112,500	-	£128,882	-
1999	104	£124,950	11.0	£146,822	13.9
2000	113	£165,000	32.0	£181,700	23.8
2001	119	£172,000	4.2	£187,603	3.3
2002	92	£245,000	42.4	£290,980	55.1
2003	90	£225,000	-8.2	£278,372	-4.3
2004	95	£285,000	26.7	£344,200	24.0
2005	102	£295,000	3.5	£356,379	3.5
2006	177	£314,500	6.6	£366,159	2.7
2007	186	£325,000	3.3	£382,241	4.4
<b>Cumulative Increase (10 yrs)</b>		<b>Median</b>	<b>289%</b>	<b>Mean</b>	<b>297%</b>

The chart and table above illustrates the 10 House Price Surveys undertaken by the Exmoor National Park Authority since 1998; and the year on year house price increases. Some of these increases have been quite substantial. In recent years the rise in house prices, although continuing, has not been as dramatic as previous years. The impact of rising interest rates may have had some impact, as some properties have been marketed at a 'new' price. It seems that the market for well-maintained or renovated large, detached properties on Exmoor continues to be buoyant; possibly fuelled by high house prices in London and the south-east and continued in-migration to Exmoor – a trend experienced by the whole of the South West region.

### Mean and Median House Price by District

Table 1:

District	No. of houses for sale	Median Price	Mean Price
North Devon (area in National Park)	59	£299,000	£356,730
West Somerset (area in National Park)	132	£335,000	£393,643
Exmoor National Park	191	£325,000	£382,241

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 therefore broadly reflects the differences in area between the two Districts in the National Park. The majority of properties for sale (76%) in the North Devon area of the National Park were in Lynton & Lynmouth which is the largest settlement in that part of the National Park. Due to the small numbers involved, the figures for the individual Districts should be treated with caution.

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

The greatest number of properties for sale lies in the £251,000 to £300,000 price range (see Chart 2); the two price bands below; £151,000-200,000 and £201,000-250,000, also contain a significant number of properties. The mean and median average is higher overall due to the number of properties for sale in the more expensive price brackets, from £301,000 to £1 million and over.

As the larger and more expensive properties influence the mean average house price, the median average is also quoted to present a more realistic average figure, although this is still high compared to regional and national averages. To address the issue of affordability for local people who wish to remain living within the National Park communities, the lower quartile of the house prices surveyed is also analysed (see page 11).

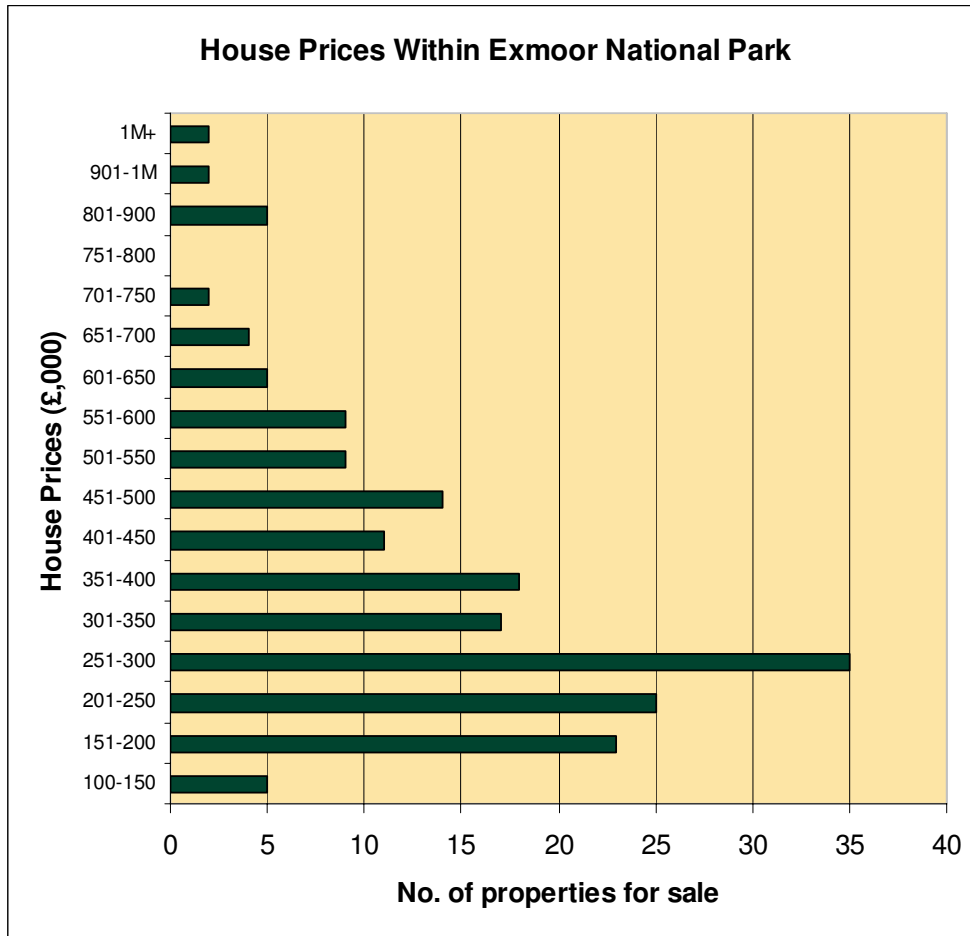


Chart 2

### Age Range of Properties in the Survey

Table 3:

Dwelling Type	No. of Properties Within Age Ranges and Average Price					Total
	pre 1919	1920-59	1960-79	1980-2000	New	
Detached	54	20	19	12	5	110
Semi-detached	14	8	2	1	0	25
Terrace	38	3	0	1	1	43
Flat/Apartment	9	1	0	1	2	13
<b>Total</b>	<b>115</b>	<b>32</b>	<b>21</b>	<b>15</b>	<b>8</b>	<b>191</b>
Mean	£378,400	£403,067	£364,045	£400,427	£367,806	
Median	£297,000	£377,475	£350,000	£395,000	£309,975	

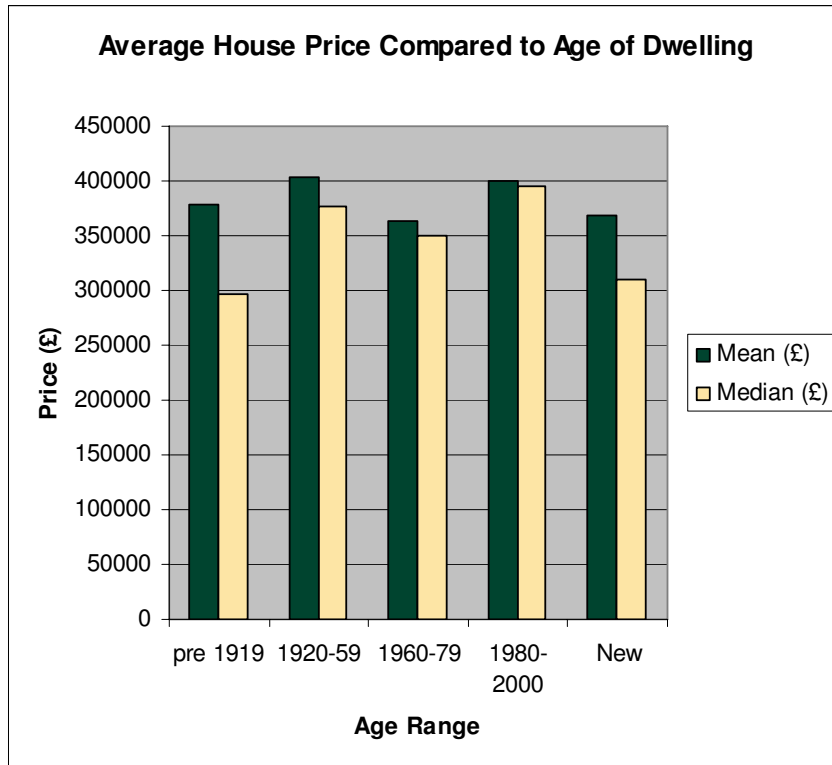


Chart 3

The age of properties does not have a significant effect upon the average price range. Properties built between 1980 and 2000 appear to have a high mean and median average price, but Chart 4 below will illustrate that the more modern properties for sale in this survey, are predominantly detached. Pre 1919 dwellings are 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 by age were pre 1919, with detached dwellings being the most numerous in this category. Detached period dwellings on Exmoor command a strong market price (further details in Appendix 1) and often have outbuildings/stabling, large gardens/paddocks, and in some cases additional accommodation.

Pre-1919 dwellings also include a large number of terraced dwellings for sale; often located in the centre of villages especially the three larger settlements, where higher density development is often located within the historic centres. Lynton & Lynmouth has a large number of terraced dwellings (37% of all the terraces for sale in the National Park) dating mainly from the Victorian period. These terraces vary widely in both size and price; with their asking price reflecting the fact that often they have no gardens and limited off-road parking.

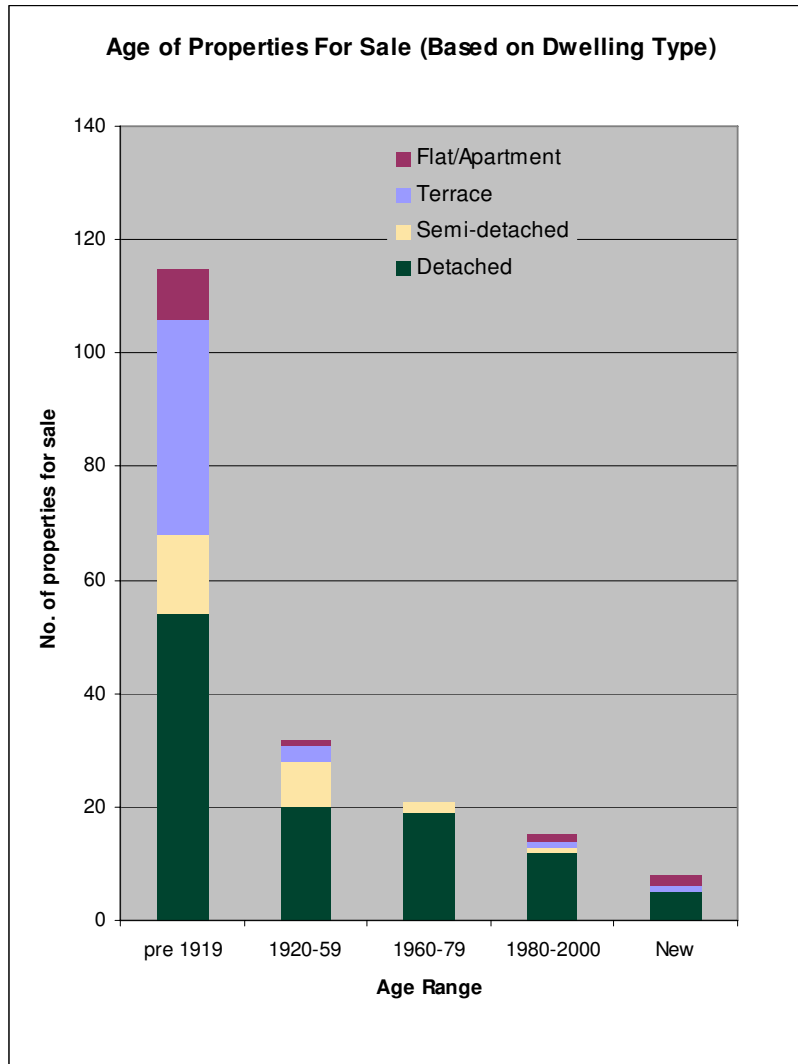


Chart 4

### Average House Prices Compared to Dwelling Type

Table 4:

Dwelling Type	Mean Price (£)	Median Price (£)	No. For Sale	%
<b>Detached</b>	485095	450000	110	58%
<b>Semi-detached</b>	263396	267500	25	13%
<b>Terrace</b>	235323	234950	43	22%
<b>Flat/Apartment</b>	226442	229000	13	7%

Chart 5 below, illustrates the disparities in price between the different dwelling types. There are no real surprises here, but the average price of a flat/apartment is now comparable to the average price of a terraced dwelling. Flats/apartments are not numerous within the National Park, the 2001 census

statistics show that only 8.4% of dwellings were classed as this type (Table 5). However some of the flats and apartments for sale within the survey period are relatively recent developments of luxury apartments commanding prices between £275,000 and £325,000; such properties have increased the mean and median average price within this category.

Chart 5:

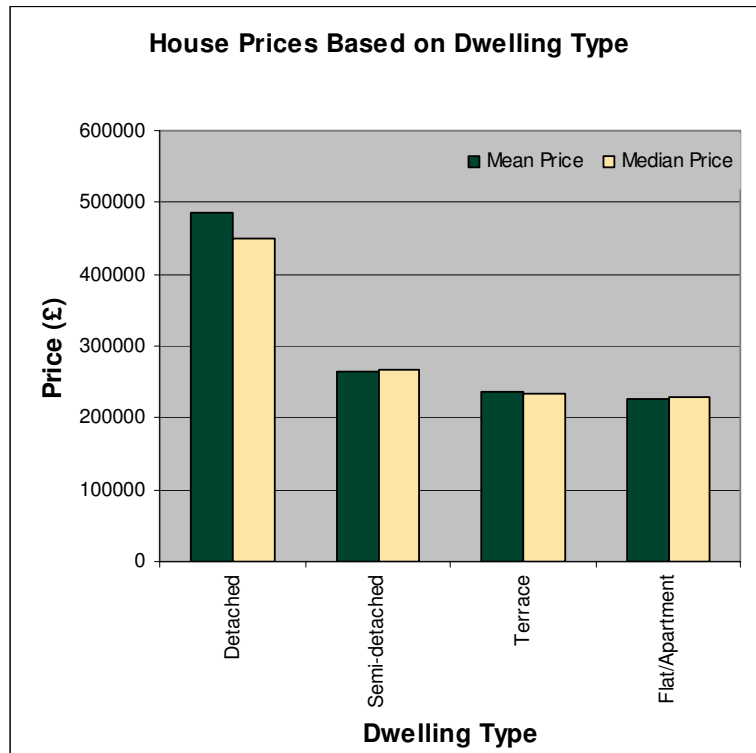


Table 5:

Census 2001- Dwelling Types Within Exmoor National Park				
Detached	Semi-Detached	Terraced	Flat/ Apartment	Mobile Home
49.1%	25.9%	16.3%	8.4%	0.3%

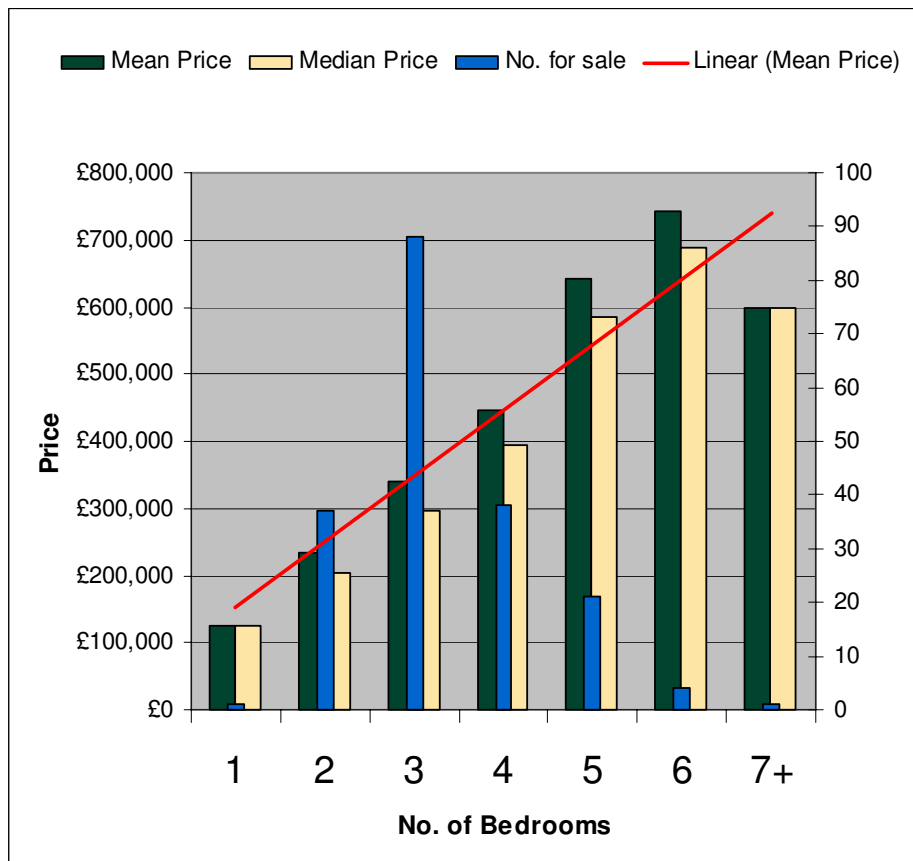
### Mean & Median Average House Price by Number of Bedrooms

Table 6:

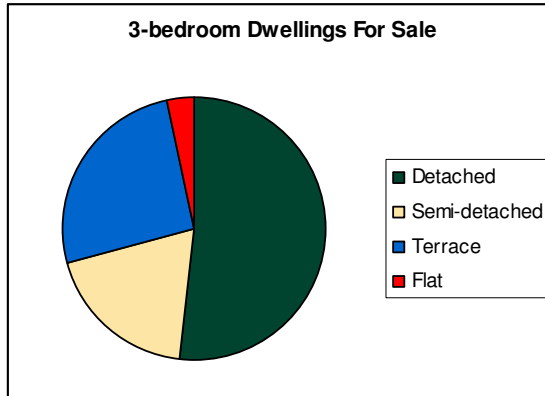
No. of bedrooms	Mean Price	Median Price	No. for sale
1	£124,950	£124,950	1
2	£234,582	£205,000	37
3	£338,868	£297,000	88
4	£446,693	£395,000	38
5	£642,852	£585,000	21
6	£742,500	£687,500	4
7+	£599,950	£599,950	1

Table 6 and chart 6 below, illustrate the linear increase in the average price of a dwelling according to the number of bedrooms. However, since there is only one property in both the 1-bedroom and 7+bedroom categories and very few five and six bedroom properties for sale; they cannot be truly representative of the average prices within these categories. They may give some indication of price range. For further details see Appendix 1 for the listing of each property for sale within the survey; categorised under 'District' then 'Parish'.

Chart 6:



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



One and two bedroom dwellings are mainly flats or terraced properties. Three bedroom properties tend to be the most popular family-sized dwelling, with larger dwellings tending to be predominantly detached houses with additional features such as: extensive gardens, garages, out-buildings including stabling, and some land (see Appendix 1 for further details).

## **Affordability**

The lack of affordable housing is a key issue within Exmoor National Park. Adopted Local Plan Housing policies ensure that virtually all new housing is to meet the needs of the local community. Since the Plan was adopted in March 2005, approval for full and outline planning permission, has been given for 24 affordable dwellings (including conversions), of which 15 have already been built and a further 5 are under construction; with more local affordable dwellings in the pipeline<sup>4</sup>.

To determine the affordability of housing on the open market, we have taken the lower quartile of the houses for sale (included within the annual house price survey) of which there are 48 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 is determined for this quartile, 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: £196,277**

**Median average lower quartile house price: £192,500**

- **Ratio of Average House Price to Average Household Income: 14 : 1**
- **Ratio of Average Lower Quartile House Price to Average Household Income: 7: 1**
- **Ratio of Average House Price to Average Lower Quartile Household Income: 24 : 1**
- **Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: 12 : 1**

In 2007 the average gross household income for Exmoor National Park was £28,132<sup>5</sup>. This figure 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 Exmoor National Park has a ratio of average income (£28,132) to mean average price in the **lower quartile** or lowest 25%, of house prices (£196,277) is **7 : 1**; illustrating that even the properties for sale at the lower end of the housing market, are still beyond the reach of many people on Exmoor. The average household would therefore

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<sup>4</sup> These figures are correct as of 1/10/07.

<sup>5</sup> Mean average annual household income at Postcode Level – provided by CACI

require an income twice as much (at least £56,000) to secure a mortgage three and a half times the level of income based on the average lower quartile house price.

However, the lower quartile average income<sup>6</sup> within the National Park is £16,078<sup>7</sup> - the ratio to the mean average lower quartile house price (£196,277) is **12 : 1**; revealing a significant gap between the households in the lower income bracket and the properties for sale at the lower end of the housing market within the National Park.

The Rural Housing Project is working hard with its partners in local authorities and housing associations to provide new affordable housing. The majority of need is for low cost rented housing, but there are also opportunities for 'shared equity' and 'low-cost home ownership' schemes as well as self-build. This new housing can only be lived in by local people.

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 charts 8-10 below). Nearly two-thirds (65%) of the properties for sale within this category are within the larger centres of Dulverton, Porlock and Lynton/Lynmouth; essentially towards the centres of such settlements where historically the housing was at a much higher density, with fewer 'outdoor features' such as gardens, and off-road parking. Flats and apartments are typically recently created within larger pre-1919 buildings.

The majority of properties in the lower quartile house prices are therefore not affordable to those in housing need within the National Park.

Five 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. Some of these properties may have a local occupancy restriction, but this requires 3 year residency in the county and does not appear to reduce the sale price to a large extent.

National Park housing policies have only been adopted for just over 2 years and, there have been no local needs affordable dwellings put up for sale.

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<sup>6</sup> The mean average of: Households in the lower 25% of the average household income

<sup>7</sup> Data obtained from: Median Lower Quartile Household Income at Postcode Level (CACI)

Table 7:

LOWER QUARTILE HOUSE PRICE ANALYSIS								
Dwelling Type	No. of properties	%	No. of beds.	No. of properties	%	Age of dwelling	No. of properties	%
Detached	5	10%	1 bed.	1	2%	Pre 1919	34	71%
Semi-detached	11	23%	2 beds.	23	48%	1920-59	9	19%
Terrace	25	52%	3 beds.	20	42%	1960-79	2	4%
Flat	7	15%	4 beds.	3	6%	1980-2000	3	6%
			5 beds.	1	2%			

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

Chart 8:

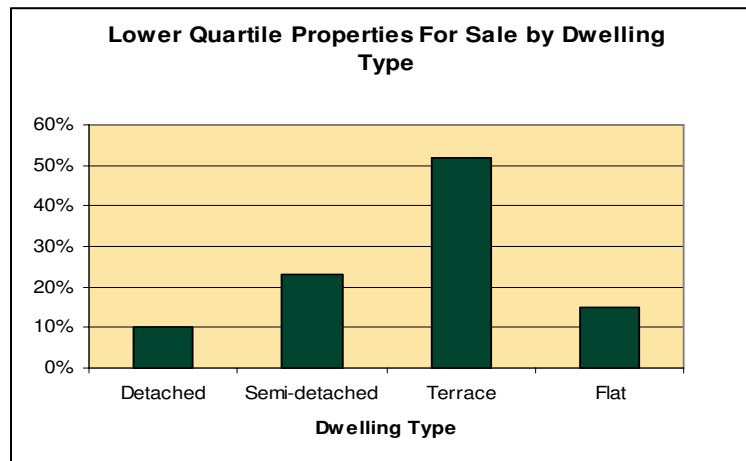
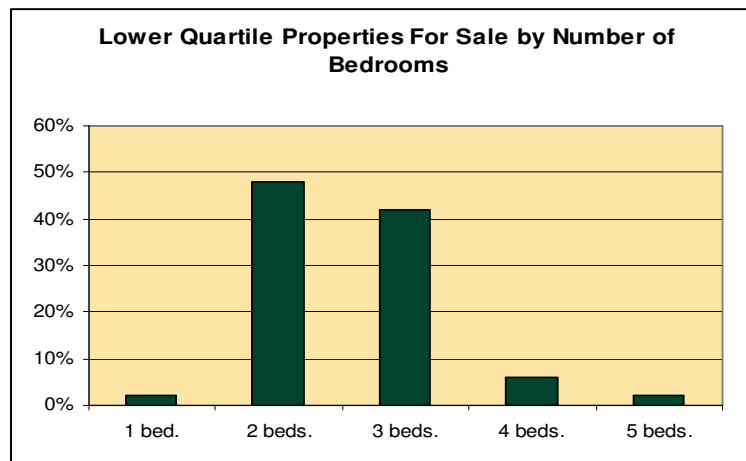


Chart 9:



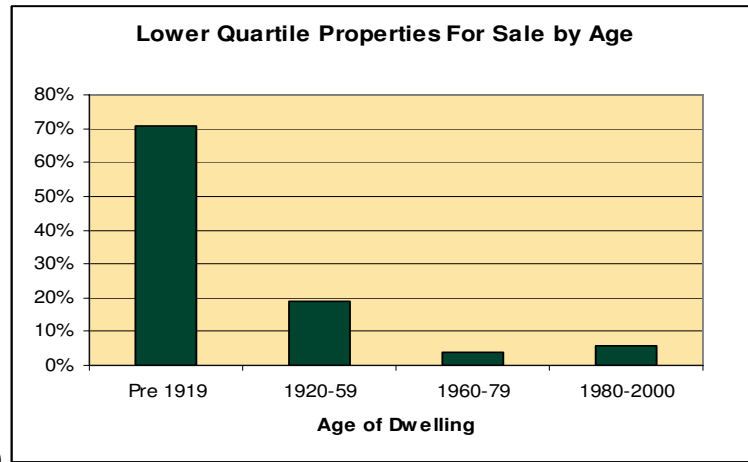


Chart 10

## Land Registry Data

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

### Parishes within Postcode Sectors covering Exmoor National Park

Table 8:

Postcode Sector	Parishes in/partly in the National Park	Parishes within the postcode sector not in the National Park
EX36 3	North Molton, Molland, Twitchen, West Anstey, East Anstey	Areas of South Molton, Bishops Nympton
EX32 7	Brayford, Parracombe, Kentisbury	Areas of Barnstaple, Goodleigh, Bratton Fleming.
<b>EX35 6</b>	<b>Lynton &amp; Lynmouth, Oare, Brendon &amp; Countisbury</b>	<b>None</b>
TA4 4	Monksilver, Stogumber, Elworthy, Nettlecombe	Bicknoller, Crowcombe, Williton, West Quantoxhead.
TA22 9	Bridgetown, Brompton Regis, Dulverton, Exton, Withypool & Hawkridge	Brushford, Exebridge
TA23 0	Luxborough, Roadwater	Areas of Watchet
TA24 5	Dunster	Parts of Minehead
TA24 6	Dunster, Carhampton, Withycombe, Old Cleeve	Parts of Minehead, Bilbrook
<b>TA24 7</b>	<b>Exford, Winsford, Withypool, Wheddon Cross, Timberscombe</b>	<b>None</b>
TA24 8	Luccombe, Porlock, Minehead & Selworthy Without, Wootton Courtenay	Parts of Minehead

The average figures given for postcode sectors does not present a very accurate figure, as most sectors do not have average sales figures for all types of dwelling, and some may only have only two dwelling types, such as **TA24 7** which only has records for sales of detached and semi-detached dwellings and therefore this sector results in a high average house price (see Table 9). Postcode sectors which are not wholly within the National Park may include settlements where house prices are significantly lower; this will also distort averages in the context of National Park house prices.

The average house price based on the overall averages for postcode sectors (see Table 9) is: **£234,228**. This figure is significantly lower than the calculated average for the National Park, but the postcode sector areas cover a much wider area than the National Park boundary; including areas within Minehead and Barnstaple.

The Land Registry data is restricted by the amount of recent house price information it can provide for the National Park as a whole (due to the areas of the postcode sectors), and as the number of house sales within a particular period are relatively low compared with areas of a higher density, it is difficult to obtain a meaningful average. This is the reason why the 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 2007

Table 9<sup>8</sup> :

AREA	Detached	Sales	Semi-Det	Sales	Terraced	Sales	Flat/Mais	Sales	Overall Average
England/Wales	£329,014	58041	£194,304	79398	£172,350	90807	£201,384	54219	£216,285
SOUTH WEST	£334,293	8093	£209,195	7115	£182,445	9027	£163,578	5918	£225,810
DEVON	£333,949	1332	£216,954	914	£189,907	1412	£169,548	604	£237,839
SOMERSET	£318,729	859	£193,137	743	£168,121	922	£129,957	369	£214,397
NORTH DEVON	£286,354	170	£209,132	104	£185,430	155	£139,254	61	£219,727
WEST SOMERSET	£305,109	67	£213,125	45	£175,158	50	£152,112	32	£225,043
EX32 7			£182,868	8	£167,012	24	£113,300	3	£166,032
<b>EX35 6</b>	£315,000	4			£196,166	3			£264,071
EX36 3	£340,125	4	£211,750	5					£268,806
TA22 9	£336,208	12					£162,058	6	£278,158
TA23 0	£218,041	12	£181,166	6	£162,050	9			£191,183
TA24 5	£282,554	6	£245,975	4	£180,590	16	£137,541	18	£182,827
TA24 6	£277,450	13	£236,495	12	£161,611	9			£232,332
<b>TA24 7</b>	£411,647	8	£249,983	3					£367,557
TA24 8	£304,181	11	£189,325	6	£158,428	7	£241,166	3	£233,868
TA4 4			£166,500	6	£139,333	3			£157,444
Exmoor (Mean Av)	£485,095		£263,396		£235,323		£226,442		£382,241
Exmoor (Median Av)	£450,000	110	£ 267,500	25	£234,950	43	£229,000	13	£325,000

<sup>8</sup> Source: Land Registry – Crown Copyright Reserved (excluding the 'Exmoor' averages)

## Appendix 1

### House Price Survey Details

The report which follows, lists details of the properties for sale during the period 2.7.07 to 13.7.07.

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

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

This year, three further categories have been added to the report to illustrate how house prices are affected by features such as: a property having additional accommodation available in the form of an annexe, or additional dwelling(s); or stabling (together with land available for paddocks). This is because the popularity of Exmoor for horse-riding and hunting on Exmoor has ensured that there is a demand for properties that have these additional features, 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.

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

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

- iii. Rural properties and properties within the smaller villages in the heart of the National Park were more likely to be marketed as being in Exmoor National Park.

Exmoor National Park Authority Annual House Price Survey 2007

District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FV	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.		
<b>North Devon</b>																								
Brayford	Detached	1980-2000	£700,000	4	✓	22	✓					✓	✓		✓				✓					
Brendon & Countisbury	Detached	1960-1979	£425,000	3	✓	2									✓	✓			✓				✓	
	Detached	pre 1919	£495,000	4	✓	1							✓		✓	✓			✓					
	Detached	pre 1919	£550,000	5	✓	0						✓		✓	✓	✓								
	Detached	pre 1919	£1,000,000	6	✓	20									✓	✓	✓						✓	
Challacombe	Terrace	pre 1919	£229,950	3	✓	0							✓											
	Detached	1920-1959	£499,950	5	✓	1	✓			✓		✓	✓	✓										
Combe Martin	Terrace	1920-1959	£190,000	3	✓	0							✓						✓					
	Detached	1920-1959	£379,950	3	✓	0				✓			✓	✓							✓			
Lynton & Lynmouth	Detached	1920-1959	£294,950	2	✓	0						✓												
	Detached	1920-1959	£395,000	3		2						✓	✓		✓	✓								
	Detached	1920-1959	£400,000	3	✓	0						✓	✓	✓										
	Detached	1920-1959	£550,000	5		0						✓	✓	✓										
	Detached	1960-1979	£350,000	3	✓	2	✓						✓	✓										
	Detached	1960-1979	£395,000	3	✓	3	✓						✓										✓	
	Detached	1960-1979	£399,000	3		0					✓			✓										
	Detached	1980-2000	£499,950	4	✓	1	✓						✓	✓										
	Detached	new		£320,000	3	✓	0				✓													
	Detached	new		£550,000	4		1	✓					✓											
	Detached	pre 1919		£189,950	2		0						✓											
	Detached	pre 1919		£329,950	3	✓	0	✓					✓	✓										
Detached	pre 1919		£350,000	4	✓	0						✓	✓											
Detached	pre 1919		£550,000	4	✓	8							✓		✓									

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.		
Lynton & Lynmouth	Detached	pre 1919	£595,000	3		0						✓	✓			✓								
	Detached	pre 1919	£595,000	6		0						✓	✓		✓									
	Detached	pre 1919	£1,000,000	5	✓	1						✓	✓		✓							✓		
	Flat/Apartment	1920-1959	£375,000	3		0		✓								✓								
	Flat/Apartment	1980-2000	£150,000	2		0										✓								
	Flat/Apartment	new	£275,000	2		0																		
	Flat/Apartment	new	£320,000	3		0																		
	Flat/Apartment	pre 1919	£124,950	1	✓	0																		
	Flat/Apartment	pre 1919	£159,950	2		0																		
	Flat/Apartment	pre 1919	£229,000	4		0																		
	Flat/Apartment	pre 1919	£285,000	2		0																		
	Semi-detached	1960-1979	£182,000	3		0							✓	✓		✓								
	Semi-detached	pre 1919	£249,995	3	✓	0								✓										
	Semi-detached	pre 1919	£267,500	3	✓	0							✓	✓										
	Semi-detached	pre 1919	£365,000	5		0						✓				✓								
	Terrace	new	£299,950	3		0		✓																
	Terrace	pre 1919	£154,950	2		0					✓					✓								
	Terrace	pre 1919	£169,950	2		0					✓													
	Terrace	pre 1919	£215,000	3		0								✓		✓								
	Terrace	pre 1919	£215,000	3		0						✓	✓	✓										
	Terrace	pre 1919	£219,950	5		0						✓				✓								
	Terrace	pre 1919	£230,000	3		0							✓	✓										
Terrace	pre 1919	£234,950	3		0								✓											
Terrace	pre 1919	£239,950	4		0								✓											

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.	
Lynton & Lynmouth	Terrace	pre 1919	£245,000	3		0				✓	✓												
	Terrace	pre 1919	£249,950	3		0																	
	Terrace	pre 1919	£265,000	4		0							✓										
	Terrace	pre 1919	£270,000	4		0						✓	✓										
	Terrace	pre 1919	£287,500	4		0						✓	✓			✓							
	Terrace	pre 1919	£299,000	4	✓	0						✓											
	Terrace	pre 1919	£299,000	4		0						✓				✓							
Martinhoe	Detached	pre 1919	£399,950	3	✓	0						✓			✓								
	Detached	pre 1919	£585,000	5	✓	3						✓			✓								
	Flat/Apartment	pre 1919	£275,000	2	✓	0																	
North Molton	Detached	pre 1919	£249,950	3	✓	0				✓													
Parracombe	Detached	1980-2000	£425,000	4	✓	0						✓			✓								
<b>West Somerset</b>																							
Brompton Regis	Detached	1960-1979	£385,000	4	✓	0				✓		✓			✓								
	Detached	1960-1979	£475,000	3	✓	0			✓			✓			✓								
	Detached	1980-2000	£269,000	2	✓	0						✓											
	Detached	new	£295,000	4	✓	0						✓											
	Detached	pre 1919	£279,000	3	✓	0						✓											
	Semi-detached	pre 1919	£297,000	3	✓	0							✓										
Cutcombe	Detached	pre 1919	£525,000	3	✓	8									✓					✓			✓
	Detached	pre 1919	£550,000	5	✓	2						✓											✓
	Terrace	pre 1919	£185,000	2	✓	0						✓											

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.		
Dulverton	Detached	1960-1979	£285,000	3		0				✓			✓											
	Detached	1960-1979	£289,000	3	✓	0						✓	✓											
	Detached	1960-1979	£750,000	4	✓	25				✓													✓	
	Detached	1980-2000	£200,000	2		0								✓										
	Detached	1980-2000	£335,000	3		0	✓						✓	✓		✓								
	Detached	1980-2000	£500,000	3	✓	0							✓	✓		✓								
	Detached	pre 1919	£295,000	3		0							✓			✓								
	Detached	pre 1919	£395,000	3	✓	0	✓							✓										✓
	Detached	pre 1919	£725,000	6	✓	11							✓	✓		✓								✓
	Detached	pre 1919	£850,000	4	✓	5	✓						✓			✓								✓
	Flat/Apartment	pre 1919	£159,950	2	✓	0																		
	Semi-detached	1920-1959	£185,000	3		0							✓						✓					
	Semi-detached	1920-1959	£189,950	4		0					✓			✓		✓			✓					
	Semi-detached	1920-1959	£195,000	3	✓	0	✓						✓	✓										
	Semi-detached	pre 1919	£189,000	3		0					✓			✓										
	Semi-detached	pre 1919	£240,000	3	✓	0							✓											
	Semi-detached	pre 1919	£275,000	4	✓	0						✓												
	Terrace	pre 1919	£235,000	3		0					✓													
	Terrace	pre 1919	£295,000	3		0						✓												
	Terrace	pre 1919	£310,000	3		0							✓											
Detached	1920-1959	£620,000	3	✓	0					✓			✓										✓	
Detached	pre 1919	£425,000	3		0								✓		✓									
Detached	pre 1919	£450,000	5	✓	0								✓		✓									
Dunster																								

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RQ	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.	
Dunster	Flat/Apartment	pre 1919	£199,950	3		0							✓										
	Semi-detached	pre 1919	£230,000	2	✓	0					✓												
	Terrace	pre 1919	£205,000	2	✓	0					✓				✓								
	Terrace	pre 1919	£220,000	2	✓	0					✓		✓										
	Terrace	pre 1919	£225,000	3	✓	0																	
	Terrace	pre 1919	£274,950	3	✓	0						✓											
	Terrace	pre 1919	£285,000	3		0								✓									
	Terrace	pre 1919	£285,000	3		0								✓									
	Detached	1920-1959	£425,000	3	✓	0	✓						✓	✓		✓							
	Detached	new	£595,000	4	✓	1	✓						✓	□			✓						
Exford	Detached	pre 1919	£350,000	3	✓	0						✓	✓										
	Detached	pre 1919	£395,000	3	✓	0						✓											
	Detached	pre 1919	£410,000	3	✓	0	✓			✓			✓		✓								
	Detached	pre 1919	£550,000	3	✓	2	✓					✓											✓
	Detached	pre 1919	£1,200,000	5	✓	14						✓	✓	✓	✓	✓							✓
	Detached	1920-1959	£257,500	3	✓	0	✓					✓	✓	✓	✓								
	Detached	pre 1919	£350,000	3	✓	0				✓		✓	✓	✓									
	Detached	pre 1919	£449,950	3		0	✓						✓	✓									
	Detached	pre 1919	£495,000	3	✓	1							✓	✓		✓							✓
	Detached	pre 1919	£495,000	3	✓	1							✓	✓		✓							✓
Exmoor	Flat/Apartment	pre 1919	£110,000	2		0																	
	Semi-detached	pre 1919	£198,000	2	✓	0						✓	✓										
	Semi-detached	pre 1919	£220,000	3		0								✓		✓							
	Semi-detached	pre 1919	£220,000	3		0								✓									
Exton	Flat/Apartment	pre 1919	£110,000	2		0																	
	Semi-detached	pre 1919	£198,000	2	✓	0						✓	✓										
	Semi-detached	pre 1919	£220,000	3		0								✓		✓							
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									
	Semi-detached	pre 1919	£220,000	3		0								✓									

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.	
Luccombe	Detached	1980-2000	£485,000	4	✓	0	✓					✓	✓			✓							
	Detached	pre 1919	£1,100,000	5	✓	8	✓					✓	✓										✓
Luxborough	Detached	1980-2000	£395,000	4	✓	0	✓					✓	✓										
	Detached	pre 1919	£349,950	3	✓	1						✓	✓										
	Detached	pre 1919	£665,000	5	✓	9	✓					✓	✓		✓								✓
	Detached	pre 1919	£495,000	3		0								✓									
Old Cleeve	Detached	1960-1979	£345,000	2	✓	0	✓					✓			✓	✓							
	Detached	1980-2000	£650,000	5		0						✓	✓						✓				
	Detached	new	£287,500	3	✓	0	✓					✓	✓		✓								
	Semi-detached	1980-2000	£272,500	3	✓	0	✓					✓	✓										
	Terrace	pre 1919	£175,000	3		0					✓												
	Terrace	pre 1919	£229,000	3		0								✓									
	Detached	1920-1959	£150,000	2	✓	0	✓						✓	✓									
Porlock	Detached	1920-1959	£395,000	4		0	✓					✓	✓		✓								
	Detached	1920-1959	£395,000	4	✓	0	✓					✓	✓										
	Detached	1920-1959	£455,000	5	✓	0						✓	✓										
	Detached	1920-1959	£595,000	4	✓	0						✓	✓										
	Detached	1920-1959	£625,000	5	✓	0	✓					✓	✓										
	Detached	1960-1979	£239,950	2	✓	0	✓					✓	✓										
	Detached	1960-1979	£250,000	3	✓	0								✓									
	Detached	1960-1979	£295,000	2	✓	0							✓	✓			✓						
	Detached	1960-1979	£300,000	2	✓	0							✓	✓									
	Detached	1960-1979	£395,000	4	✓	0	✓				✓			✓									

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.		
Porlock	Detached	1960-1979	£425,000	4	✓	0	✓					✓	✓		✓									
	Detached	pre 1919	£335,000	2	✓	0							✓	✓		✓								
	Detached	pre 1919	£335,000	3	✓	0					✓	✓												
	Detached	pre 1919	£350,000	4	✓	0						✓												
	Detached	pre 1919	£465,000	5	✓	0	✓						✓	✓		✓								
	Detached	pre 1919	£475,000	3	✓	0	✓						✓			✓								
	Detached	pre 1919	£545,000	5	✓	0	✓						✓	✓		✓								
	Detached	pre 1919	£650,000	5	✓	0						✓	✓	✓		✓							✓	
	Detached	pre 1919	£650,000	6	✓	1							✓	✓		✓							✓	
	Detached	pre 1919	£850,000	5	✓	2		✓					✓	✓		✓								
	Flat/Apartment	pre 1919	£279,950	2	✓	0																		
	Semi-detached	1920-1959	£274,950	3		0					✓			✓			✓							
	Semi-detached	1960-1979	£275,000	2	✓	0							✓	✓										
	Semi-detached	pre 1919	£295,000	3	✓	0	✓						✓	✓										
	Semi-detached	pre 1919	£295,000	3	✓	0	✓						✓	✓			✓							
	Semi-detached	pre 1919	£360,000	4	✓	0						✓												
	Terrace	1920-1959	£279,950	3	✓	0							✓	✓										
	Terrace	1980-2000	£179,950	2	✓	0	✓						✓	✓										
	Terrace	pre 1919	£149,500	2	✓	0																		
	Terrace	pre 1919	£175,000	2		0								✓										
	Terrace	pre 1919	£179,500	2	✓	0						✓				✓								
	Terrace	pre 1919	£185,000	2		0																		
	Terrace	pre 1919	£190,000	2	✓	0																		

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.	
Porlock	Terrace	pre 1919	£249,950	3	✓	0					✓					✓							
	Terrace	pre 1919	£269,000	3	✓	0							✓										
	Terrace	pre 1919	£285,000	4		0						✓											
Selworthy & Minehead Without	Detached	1920-1959	£599,950	7		1		✓				✓	✓		✓								
	Detached	1920-1959	£900,000	3		0		✓				✓	✓		✓						✓		
	Semi-detached	1920-1959	£325,000	3	✓	0	✓					✓	✓										
	Terrace	1920-1959	£162,000	3	✓	0						✓	✓										
	Terrace	pre 1919	£325,000	4		0		✓					✓	✓		✓							
	Detached	1960-1979	£285,000	3	✓	0	✓						✓	✓		✓							
Timberscombe	Detached	1980-2000	£550,000	4	✓	29							✓										✓
	Detached	pre 1919	£395,000	3	✓	0	✓					✓	✓										✓
	Detached	pre 1919	£695,000	4	✓	5		✓					✓	✓		✓							✓
	Semi-detached	1920-1959	£189,000	2	✓	0						✓											
	Semi-detached	pre 1919	£415,000	3	✓	0								✓		✓						✓	
	Terrace	pre 1919	£250,000	3	✓	0						✓											
Upton	Detached	pre 1919	£325,000	2	✓	0	✓					✓	✓										
	Detached	pre 1919	£695,000	3	✓	12		✓				✓	✓										✓
	Detached	1920-1959	£225,000	2	✓	0						✓	✓										
Winsford	Detached	1920-1959	£875,000	5	✓	4	✓					✓	✓		✓								✓
	Detached	1960-1979	£450,000	3	✓	0		✓				✓	✓			✓							
	Detached	1980-2000	£395,000	3	✓	0	✓					✓	✓										
	Detached	pre 1919	£455,000	2	✓	1		✓				✓	✓										✓
Detached	pre 1919	£475,000	2	✓	4		✓		✓			✓	✓				✓						

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District/Parish	Type of Dwelling	Age of Dwelling	Price of Property	No of beds.	ENP	Land (acres)	SG	DG	TG	FY	RV	FG	RG	SP	OB	WS	PP	XLA	AT	Ann	Add Dw.	Stb.	
Winsford	Detached	pre 1919	£595,000	4	✓	30				✓													✓
	Semi-detached	1920-1959	£225,000	3	✓	0	✓					✓	✓					✓					
	Semi-detached	1920-1959	£375,000	3	✓	1						✓	✓										
Withypool & Hawkridge	Detached	pre 1919	£575,000	3	✓	0				✓			✓			✓							✓
	Detached	pre 1919	£585,000	4		0		✓				✓	✓								✓		
	Detached	pre 1919	£650,000	5	✓	0	✓					✓											
Wootton Courtenay	Detached	1920-1959	£895,000	4		10		✓				✓	✓										✓
	Detached	1960-1979	£450,000	4	✓	0		✓		✓			✓										

## **Appendix 2:**

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

- Big Black Hen
- Chanin & Thomas
- David Mirow
- Exmoor Farm Properties
- Fox & Sons
- Greenslade, Taylor & Hunt
- Hosegood Ford
- Jackson-Stops & Staff
- John Smale
- Nancekivell & Co.
- Phillips Smith & Dunn
- Pointer Properties
- Richardsons
- 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