

2013

Exmoor National Park
Annual House Price Survey



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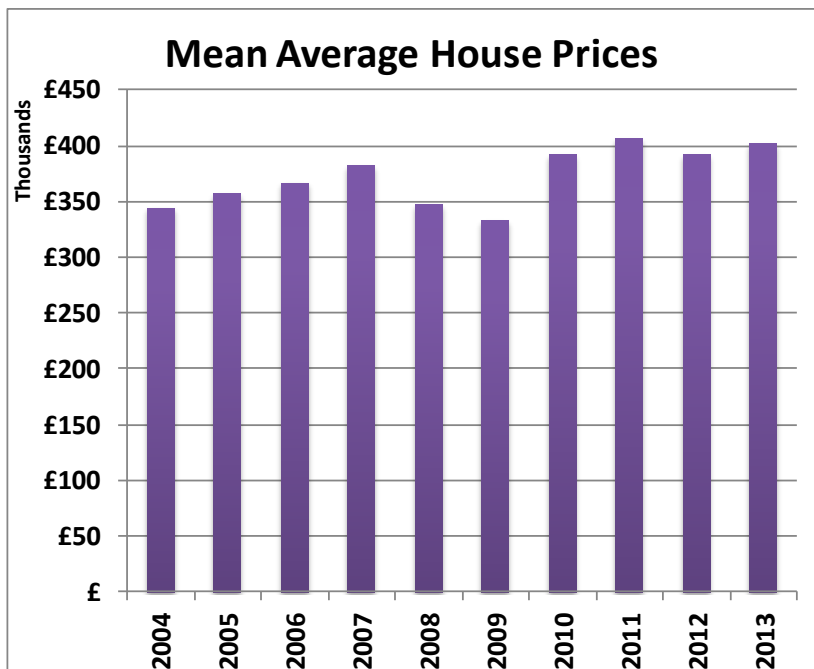
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CONTENTS

CONTENTS	
1 KEY FINDINGS	6
2 INTRODUCTION	7
3 ANALYSIS OF SURVEY RESULTS	8
4 AFFORDABILITY.....	13
5 LAND REGISTRY DATA.....	17
APPENDIX 1	19

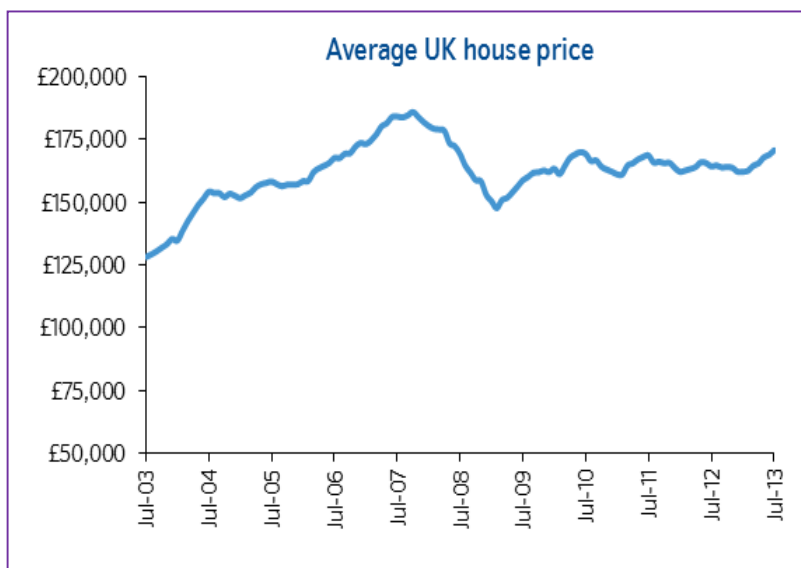
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1 KEY FINDINGS



The Exmoor National Park Authority Annual House Price Survey 2013 shows an increase in average house price within the National Park, based on asking prices for houses in July 2013, compared to those in July 2012.

The 2013 mean average house price on Exmoor was £401,165, compared to £392,555 last year, an increase of 2.2% in the last 12 months.



Nationally there has been an upturn in house prices in 2013. The chief economist for Nationwide noted that in July 2013 house prices were approximately 12% higher than in the midst of the financial crisis, however they were still around 10% lower than the prices recorded in late 2007.

In contrast, according to Land Registry sale figures for July 2013 the average house price for England and Wales increased by 1.2% compared to the same period last year, and the South West region experienced a 1.6% increase.



Housing affordability continues to be a problem for local people who wish to remain living in the area. Housing policies in the adopted Exmoor National Park Local Plan seek to address this issue by ensuring that new build housing and the majority of conversions within the National Park address the needs of the local community for affordable housing.

© ENPA - New affordable housing at Porlock

2 INTRODUCTION

- 2.1 The Annual House Price Survey Report has been undertaken by the National Park Authority since 1998. The information gained from this desktop study contributes towards:
- monitoring planning policies within the Exmoor National Park Local Plan; and
 - evidence that will inform future policy-making, in terms of local need affordable housing.

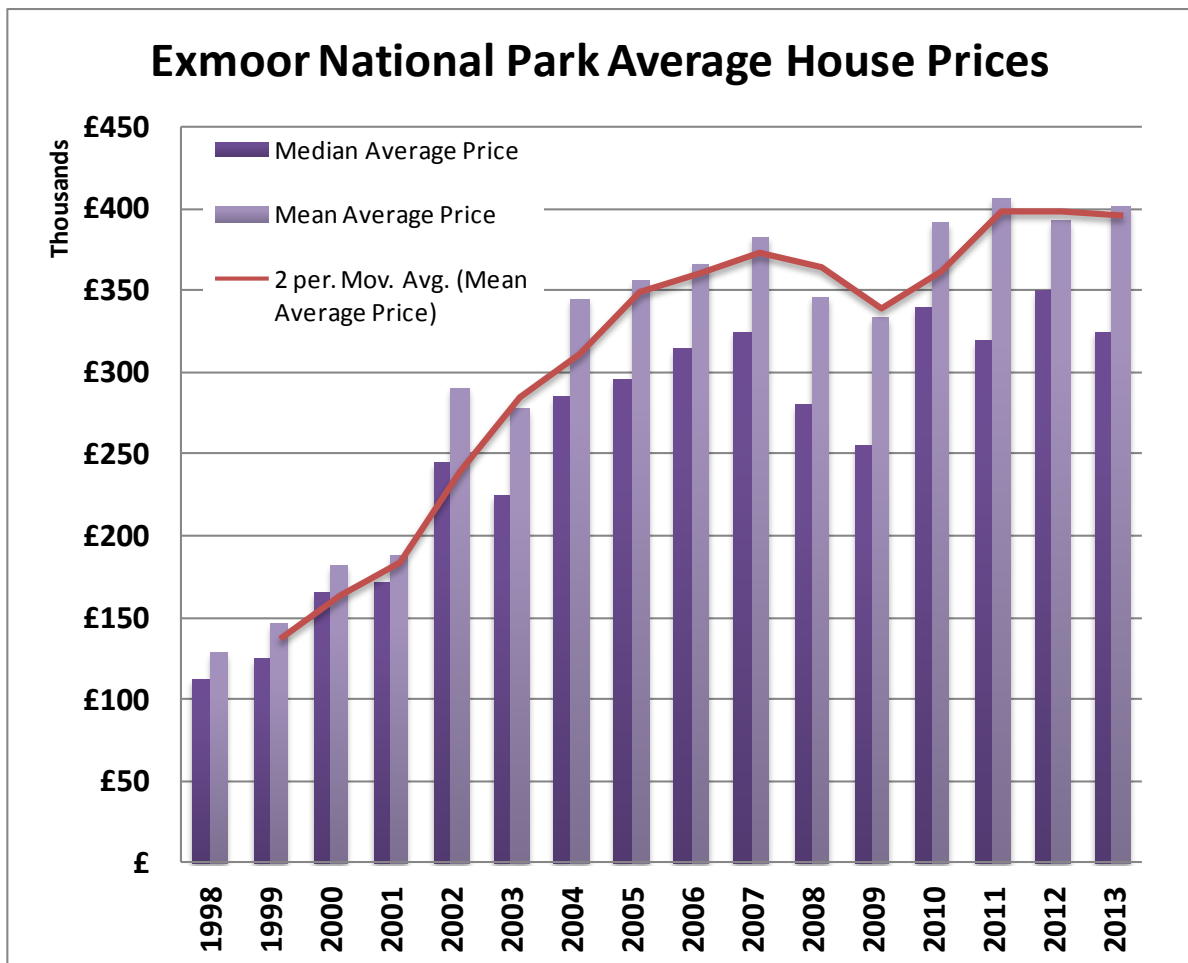
METHODOLOGY

- 2.2 The survey took place during the first two weeks of July 2013 using local estate agents' and other property sales' websites 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 mean and median average house price on Exmoor. It is acknowledged that there may be a difference between the asking price and the selling price. However, until this year, they were the best available figures as they relate only to the Exmoor National Park area (see section 5 Land Registry Figures). To reduce distortion of average house price figures; properties for sale which include land over 30 acres (12.5 hectares) are not included, as these could be described as working farms.
- 2.3 Both the mean and median average house prices for Exmoor National Park are calculated. The mean average is the most commonly used type of average. This is the sum of all the house prices collected and divided by the number of results. It can be compared to national and regional figures from the Land Registry which rely on mean averages. The median average is the middle house price of the house prices collected when arranged in order from the lowest to the highest. It reduces distortion due to larger, higher value properties whose inclusion would increase the mean average house price significantly.

3 ANALYSIS OF SURVEY RESULTS

- 3.1 The 2013 survey found 216 properties for sale within Exmoor. At the same time last year 181 properties were on the market. Of the properties for sale, 75% were within the West Somerset area, and 25% were within the North Devon area of the National Park. This broadly reflects the proportion of area of the two districts within the National Park.
- 3.2 Chart 1 and Table 1 above illustrate the year on year house price changes shown by the 16 Exmoor National Park Authority House Price Surveys undertaken since 1998.
- 3.3 This year's survey has shown an increase of 2.2% in mean house prices within the National Park since the last survey. However, the median average has decreased by almost 7% - this may reflect the fact that the number of 'higher value' properties on the market were fewer than in 2012 or there are more 'lower value' properties on the market.
- 3.4 The Land Registry House Price Index for July 2013¹ showed an annual price increase of 1.2% in house prices in England and Wales compared with the average house price in July 2012, standing at £163,985. The South West had a slightly higher increase of 1.6% with an average house price of £173,855.

CHART 1:



¹ Land Registry House Price Index report for July 2013: <http://www.landregistry.gov.uk/public/house-prices-and-sales>

TABLE 1: No. of houses, Average Median Price, % Change, Average Mean Price, % Change

Year	No. of houses	Average Median Price	% Change	Average Mean Price	% Change
1998	187	£112,500	-	£128,882	-
1999	104	£124,950	11	£146,822	13.9
2000	113	£165,000	32	£181,700	23.8
2001	119	£172,000	4.2	£187,603	3.3
2002	92	£245,000	42.4	£290,980	55.1
2003	90	£225,000	-8.2	£278,372	-4.3
2004	95	£285,000	26.7	£344,200	24
2005	102	£295,000	3.5	£356,379	3.5
2006	177	£314,500	6.6	£366,159	2.7
2007	186	£325,000	3.3	£382,241	4.4
2008	216	£280,000	-13.8	£346,596	-9.3
2009	129	£255,000	-8.9	£333,398	-3.8
2010	188	£339,750	33.2	£391,987	17.6
2011	231	£320,000	-5.8	£406,794	3.8
2012	181	£349,500	9.2	£392,555	-3.5
2013	216	£325,000	-6.9%	£401,165	2.2

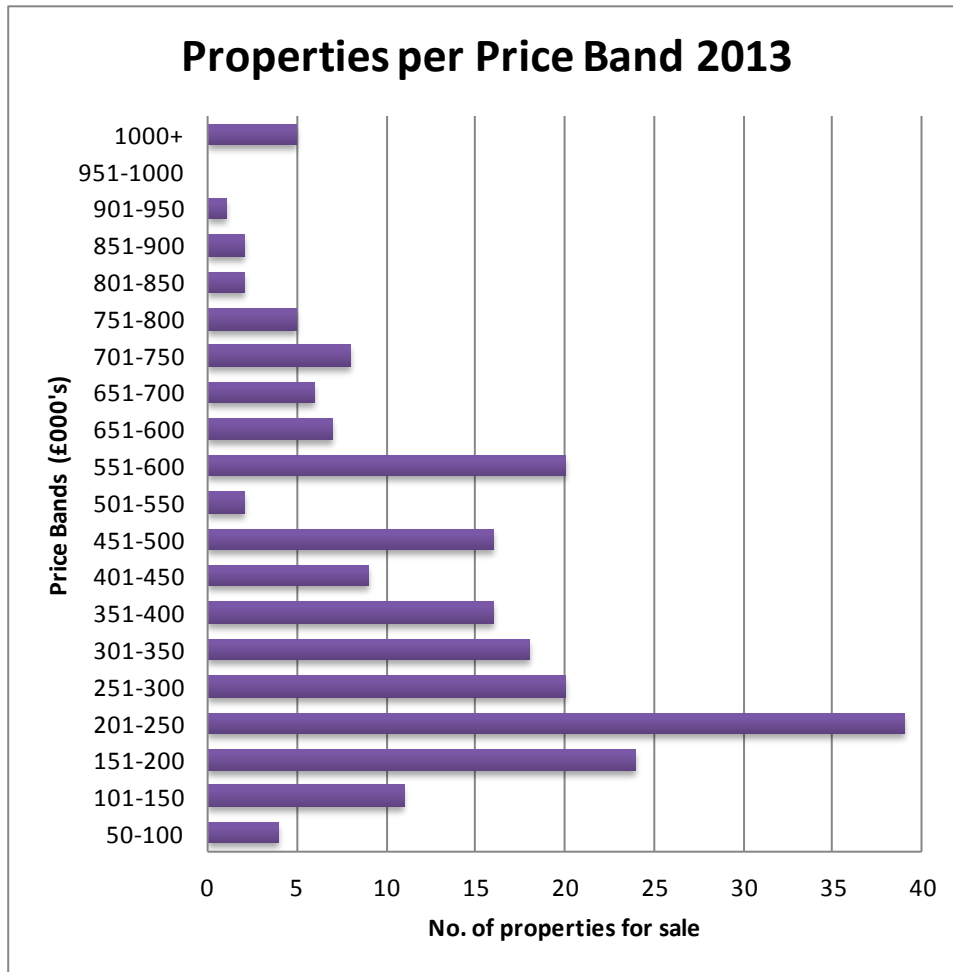
3.5 Table 2 shows the mean and median average house price by district council area within the National Park based on the asking prices of houses on Exmoor. The lower number of houses for sale within the North Devon area of the National Park reflects the smaller area of the district within the National Park (one-third) compared to West Somerset. The majority of properties for sale in the North Devon area of the National Park were in Lynton & Lynmouth parish which contains the largest settlement in the North Devon area of the National Park.

TABLE 2: MEAN AND MEDIAN AVERAGE HOUSE PRICE BY DISTRICT AREA

Area	No. of houses for sale	Median Price	Mean Price
North Devon (area in National Park)	53	£325,000	£362,839
West Somerset (area in National Park)	163	£325,000	£413,626
Exmoor National Park	216	£325,000	£401,165

3.6 Of the 216 properties recorded for sale, the greatest number was within the £201,000-£250,000 price bracket (Chart 2).

CHART 2:



AVERAGE HOUSE PRICES COMPARED TO DWELLING TYPE AND SIZE

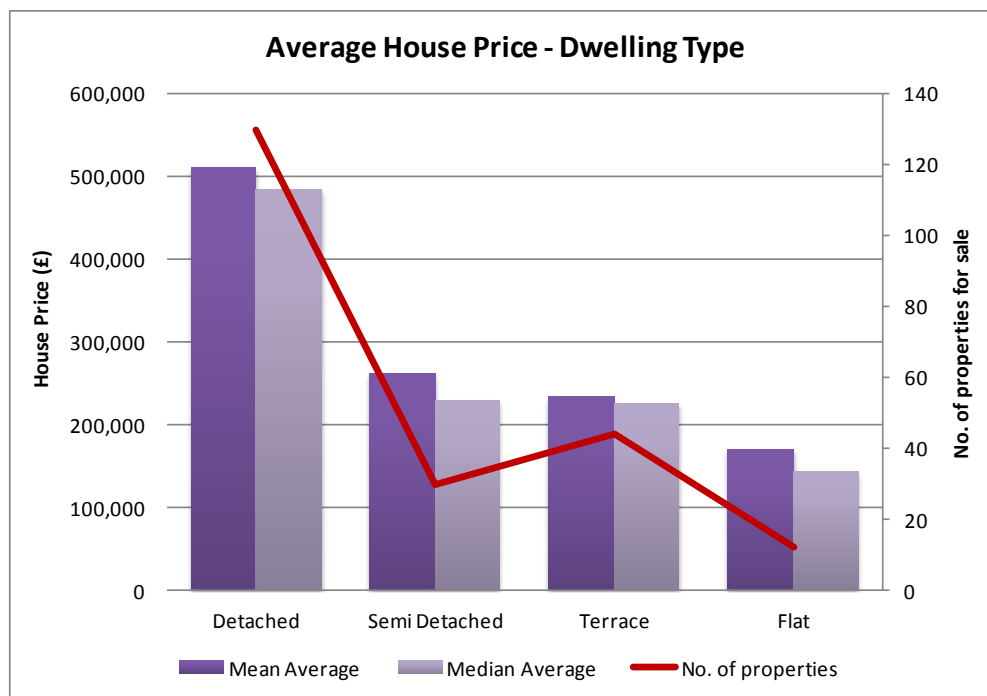
- 3.7 The Office for National Statistics House Price Index notes that in general, older properties are more expensive to purchase than new properties, and in terms of dwelling type, detached properties are more expensive than terraced properties or flats. The increase in price of an old property instead of new is likely to be more significant in relation to detached properties than in the terraced properties.² Additionally, it can also be seen that as the number of bedrooms increases, house prices tend to increase.
- 3.8 Chart 3 below shows the average price of property by type. As might be expected, the average price declines when dwellings are attached. Flats and terraces attract the lowest asking prices compared to other dwelling types. Detached dwellings make up a large proportion of the properties for sale on Exmoor and command a strong market price (see Appendix 1). often including outbuildings/stabling, large gardens/paddocks,

² Office for National Statistics (2013) – Official House Price Statistics Explained (published online at www.ons.gov.uk)

and in some cases extra accommodation such as an annex or an additional dwelling which can increase their value substantially.

3.9 Chart 3 illustrates the variation in asking price between the different dwelling types. It also displays the number of different dwelling types for sale; this is broadly comparable to the proportion of dwelling types that exist across the National Park. Flats/apartments are not particularly numerous within the National Park. The 2011 Census shows that 10.3% dwellings were classed in this category compared with 22.1% nationally.³ This survey shows that only 5.5% of dwellings on sale within Exmoor were flats/apartments. The flats recorded for sale in this house price survey were located in the larger centres of Lynton and Lynmouth, Porlock and Dulverton.

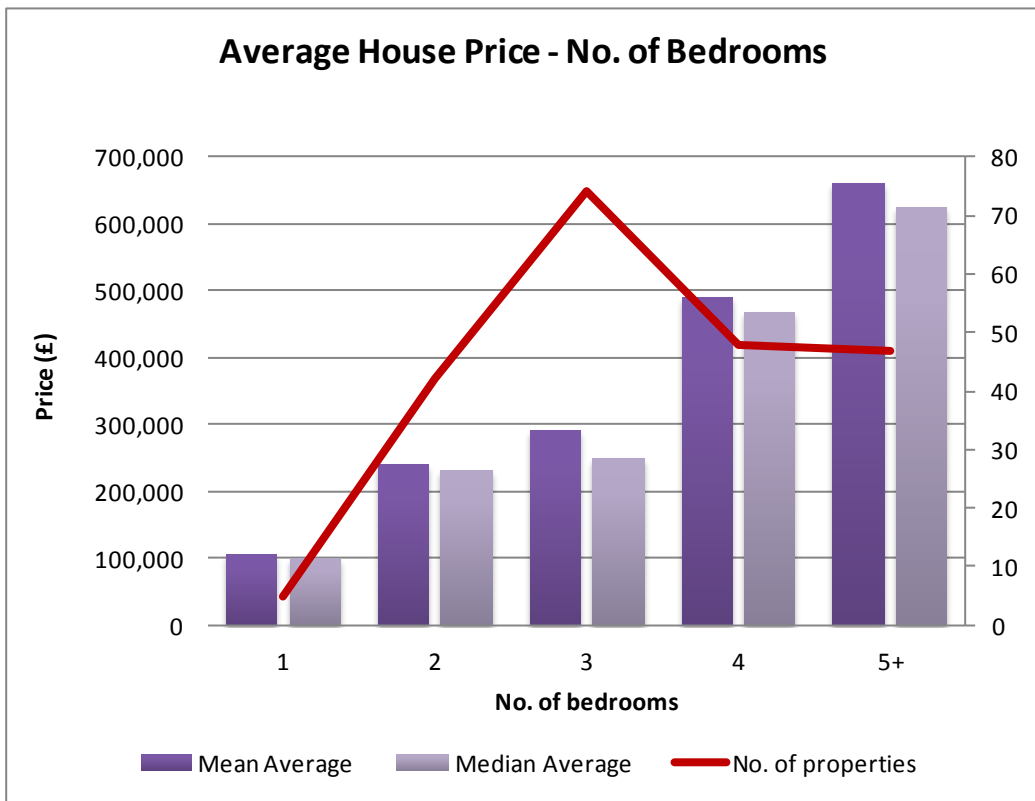
CHART 3:



3.10 Chart 4 shows that, generally, the greater the number of bedrooms the higher the average price of dwellings. Properties with 3 bedrooms are the most represented, comprising a third of the total properties for sale.

³ Office for National Statistics (2013) – Table KS401UK 2011 Census: Dwellings, household spaces and accommodation type

CHART 4:



4 AFFORDABILITY

- 4.1 Analysis of house prices in National Parks across the UK (not including Exmoor) by Nationwide in 2013 showed that National Parks produce an 18% price premium for a property situated within a National Park and 8% premium for a property within 5km of a National Park.⁴ The 18% price premium is around £31,600 in cash terms based on the current average house price. The high quality landscapes of the National Parks are recognised as a major draw for house buyers.
- 4.2 The National Parks economic comparison report by DEFRA Rural Statistics Unit (2010)⁵ demonstrated that Exmoor had the lowest mean average household income (£28,668) in comparison to other English National Parks. This is lower than the average income for Dartmoor National Park by over £4,000 and is 14.8% lower than the South West average. It is the largest difference of all the English National Parks in comparison to their region.⁶
- 4.3 However, house prices in Exmoor were the third highest in comparison to other English National Parks. This figure, when compared to household income, shows that Exmoor had the second highest house price relative to incomes for the English National Parks.⁷ It highlights the significance of the issue of affordability of housing and the continuing importance of providing for houses that are affordable for those with a local connection to Exmoor National Park.
- 4.4 The issue of local people being unable to buy or rent homes on the open market has long been recognised. Planning policies for the National Park have been adopted to provide for virtually all new housing in Exmoor to meet the needs of the local community as affordable housing. Affordability is a national issue. A report produced by the housing and homeless charity, Shelter,⁸ examines affordability from 1997 to 2012 at a local level across the country using average annual earnings and average house prices. It shows that house prices have considerably outstripped wages and therefore unaffordability is increasing in local authorities across the country. Shelter states that this means “*people are potentially either priced out, overstretching themselves or trapped in unaffordable renting*”.
- 4.5 The need for affordable housing is a key issue for local communities. Reporting on how the Exmoor National Park Local Plan housing policies that promote local affordable housing have been implemented, is available in the Authority’s Annual Monitoring Reports (AMR) which also include detailed information on the number and type of affordable homes and where they are located.⁹
- 4.6 To determine the affordability of housing on the open market, the asking prices of the lowest priced (the lowest 25%) of the houses for sale within the National Park identified for the 2013 annual House Price Survey have been analysed. These 54 properties range in price from £79,950 to £225,000. In order to gauge whether these open market

⁴ Nationwide House Price Index: Special Report - Nationwide (December 2013)

⁵ The findings of this report were based on ‘Census Output area’ (COA) levels where figures for Exmoor National Park were considered to consist of all COAs within which more than 50% of the population live within the National Park boundary.

⁶ CACI Paycheck data, 2009-2010. National Parks: economic comparison – Defra Rural Statistics Unit (2010)

⁷ Land Registry sales data (2009), CACI Paycheck data 2009- 2010. National Parks: economic comparison – Defra Rural Statistics Unit (2010)

⁸ The House Price Gap: Analysis of house prices and earnings – Shelter policy library (February 2014)

⁹ <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-development-framework/evidence-base>

properties are 'affordable', the average house price is determined for this sector of house prices, and then calculated as a ratio against average household income.

4.7 Within the lowest 25% results, the average house price was:

Mean average of the lowest priced properties: £173,356

Median average lowest priced properties house price: £179,725

4.8 In 2010 the average **gross household** income for Exmoor National Park was £28,668.¹⁰ This figure differs from average individual income, as it may include more than one person generating income and income other than wages and salaries such as pensions. The lower quartile average income¹¹ (for the lowest 25% of household incomes) within the National Park was £16,078.¹²

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

Ratio of Average Lowest Priced Housing to Average Household Income: 6:1

Ratio of Average Lowest Priced Housing to Average Lower Quartile Household Income: 11:1

- 4.9 It is significant that even those with an average household income of around £29,000 would not be able to afford an average priced property in the lowest 25%, of house prices without a considerable deposit, as the ratio is **6:1**. Even those properties for sale at the lower end of the housing market are still beyond the reach of many households on Exmoor.
- 4.10 Mortgages are still difficult to obtain for those on average incomes looking to buy their first home without financial assistance from relatives – this means that there is a demand for rented accommodation in many areas of the country including within the National Park.¹³ The Government's 'Help to Buy' scheme will cover buyers who have at least a 5% deposit and can raise the remainder with a mortgage. This scheme is not restricted to first time buyers and therefore although it may help some households in the National Park, they may not be first time buyers.

ANALYSIS OF THE LOWEST PRICED 25% OF PROPERTIES FOR SALE

- 4.11 The properties within the lowest 25% of properties for sale are predominantly 1-3 bedroom dwellings, most of which are terraced houses (Table 3). Other findings include:
- 100% of all 1 bedroom dwellings, 58% of all terraced houses and 67% of all flats surveyed fell within the lower quartile price range.
 - 83% of the flats and 77% of the terraced houses surveyed in the lower quartile fell within Dulverton, Porlock and Lynton and Lynmouth. This largely reflects the high

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

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

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

¹³ Housing Vision (2014) SHMA Update: Exmoor National Park in West Somerset (Published online at www.exmoor-nationalpark.gov.uk)

density centres of these settlements where houses often have small courtyards rather than gardens and often do not include areas for off-road parking.

- Flats within the National Park have typically been created within larger pre-1919 buildings – some of these are marketed as luxury apartments and marketed at considerably higher prices (outside the lowest 25% range of properties for sale).

4.12 Most completed local needs housing is owned or partly owned by a Registered Housing Provider with a small proportion being owner occupied. The local occupancy tie and a maximum internal floor area of 90m² is required to ensure that if these owner occupied properties are sold their value will be 'more affordable' with prices being lower than equivalent open market housing.

TABLE 3: ANALYSIS – LOWEST 25% PROPERTIES FOR SALE

Dwelling Type	No. of Properties for sale
Detached	8
Semi-detached	14
Terrace	23
Flat	9
No. of Bedrooms	No. of Properties for Sale
1	5
2	20
3	28
4	1



RURAL HOUSING PROJECT

The Rural Housing Enabler continues to work with partners (including Exmoor National Park Authority, local authorities, housing associations, local communities, and individuals) to provide new affordable housing for the rural areas of North Devon and West Somerset and Exmoor National Park.

The greatest need is for rented housing, but there are also opportunities for 'home ownership' schemes including through self-build. New affordable housing permitted within the National Park can only be occupied, in perpetuity, by local people who meet the criteria of the adopted Local Plan housing policies.

5 LAND REGISTRY DATA

- 5.1 For the first time data from the Land Registry for the price paid rather than the asking price can now be downloaded for the entire year to obtain national, regional and district average house prices, as well as for individual addresses within the National Park.
- 5.2 This has consequences for future Annual House Price Surveys that can now rely on Land Registry 'price paid' data instead of asking prices based on a snap-shot in the year. Due to the relatively small number of house sales within the National Park, it is considered that the whole calendar year should be used to obtain averages. In 2013, there were 124 property sales recorded by the Land Registry, compared with 216 in July.¹⁴
- 5.3 The mean average house price based on the price paid for property sold in 2013 is **£287,227** (Table 4) with a median average of £245,000. These figures are lower than the calculated averages for the National Park based on 'asking prices' and reflects that many high value properties identified for sale may not have sold during the period July 2013 (when the survey of asking prices was conducted) to December 2013 (the Land Registry price paid data threshold).

TABLE 4: LAND REGISTRY DATA 2013

Mean Average House Price	Price (£)	No. of properties
Exmoor National Park	287,227	124
Detached	389,090	58
Semi-detached	201,932	22
Terrace	199,790	36
Flat	176,744	8
North Devon area of the National Park	218,116	34
North Devon	219,784	1426
Devon	236,440	12337
West Somerset area of the National Park	313,335	90
West Somerset	234,231	492
Somerset	210,762	7822
South West	229,129	12337
England and Wales	247,175	708870

The Land Registry figures for 2013 show that the average house price (price paid) within the National Park is:

- **31% higher than North Devon**
- **23% higher than West Somerset**
- **21% higher than Devon**
- **36% higher than Somerset**
- **25% higher than the South West region**
- **16% higher than England and Wales**

¹⁴ Data produced by Land Registry © Crown copyright 2014. This data covers the transactions received at Land Registry in the period 2 January 2013 to 31 December 2013. © Crown copyright 2014.

- 5.4 The lowest price paid was £75,000 for a 2 bedroom semi-detached dwelling in Lynton, and the highest was £875,000 for a detached dwelling and small holding near Bridgetown.
- 5.5 The average house price for the North Devon area of the National Park was fractionally lower than for North Devon as whole (-0.76%) but almost 8% lower than the average house price for Devon. The majority of properties sold in the North Devon area of the National Park were in Lynton & Lynmouth which included a number of terraced properties and flats which are generally lower value. This is evident from the type of dwellings within Lynton & Lynmouth parish where a quarter of all dwellings is flats and a quarter terraced houses; compared with the National Park as a whole where the proportions are 10.3% and 16.4% respectively.

APPENDIX 1

HOUSE PRICE SURVEY DETAILS

The report which follows, lists details of the properties for sale during the period 01.07.13 to 12.07.13.

KEY TO ABBREVIATIONS USED IN THE REPORT:

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

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 has ensured that there is a demand for properties that have such facilities, or the potential to include them. Properties included in this survey can have land (a threshold of 30 acres is imposed as these could be described as working farms), outbuildings and/or stabling which can command a high price.

84% of the properties for sale within the survey period used 'Exmoor' or 'Exmoor National Park' in the details to market the property.

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Brendon	Fine Country	595,000	Detached	pre 1919	9	2.4	1	.	.	.	.	1	1	.	1	1	.	.	.	1	.	1	1
Brendon	Stags	199,950	Terraced	pre 1919	3	1.1	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Brompton Regis	Knight Frank	595,000	Detached	pre 1919	5	3.9	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Brompton Regis	Seddons	699,950	Detached	1920-1959	3	11	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Brompton Regis	Wilkie May and Tuckwood	495,000	Detached	1960-1979	4	.	1	.	.	.	.	1	1	.	.	1	.	.	.	.	.	.	1
Brompton Regis	Chesterton Humberts	650,000	Detached	pre 1919	4	14	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Brompton Regis	Fox and Sons	275,000	Detached	1960-1979	2	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Brompton Regis	Webbers	219,950	Semi-Detached	1960-1979	2	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Challacombe	Jackson-Stops & Staff	1,275,000	Detached	pre 1919	8	16	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Challacombe	Stags	599,950	Detached	pre 1919	5	19	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Challacombe	Phillips Smith and Dunn	269,950	Detached	pre 1919	2	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Combe Martin	Phillips Smith and Dunn	600,000	Detached	1980-2000	4	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Combe Martin	Stags	750,000	Detached	pre 1919	7	1.1	.	.	1	.	.	1	1	.	1	.	.	.	.	1	1	.	1
Cutcombe	Stags	635,000	Detached	pre 1919	4	7.3	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	1	1
Cutcombe	Webbers	189,950	Detached	pre 1919	3	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	1
Cutcombe	Jackson-Stops & Staff	1,450,000	Detached	pre	6	14	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
		0		1919																			
Dulverton	Stags	499,950	Detached	pre 1919	3	0.5	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Dulverton	Seddons	474,950	Detached	1920-1959	5	1	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Dulverton	Stags	325,000	Detached	1980-2000	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Dulverton	Fine Country	625,000	Detached	pre 1919	5	15	1	.	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Dulverton	Stags	330,000	Detached	1960-1979	7	.	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Dulverton	Fine Country	650,000	Detached	pre 1919	3	4.8	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	1	.
Dulverton	Seddons	785,000	Detached	pre 1919	4	3.5	1	.	.	.	.	1	1	.	.	.	.	.	.	.	1	1	1
Dulverton	Housenetwork.co.uk	595,000	Detached	pre 1919	4	2.5	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Dulverton	Strutt & Parker	1,100,000	Detached	pre 1919	7	8	.	.	.	.	.	1	1	.	.	.	.	.	.	.	1	.	1
Dulverton	Stags	285,000	Detached	pre 1919	3	.	1	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	1
Dulverton	Savills	1,100,000	Detached	1920-1959	6	1.3	1	.	1	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Dulverton	Stags	610,000	Detached	pre 1919	4	0.8	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Dulverton	Seddons	459,950	Detached	pre 1919	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Dulverton	Stags	249,950	Detached	pre 1919	3	.	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Dulverton	Webbers	159,000	Flat	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Dulverton	Webbers	189,950	Semi-Detached	pre 1919	2	.	.	.	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.
Dulverton	Webbers	209,950	Semi-Detached	1920-1959	3	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Dulverton	Webbers	169,950	Semi-Detached	1960-1979	3	.	.	.	.	.	.	1	1	.	.	.	.	.	1	.	.	.	.
Dulverton	Webbers	159,950	Semi-Detached	1960-1979	3	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Dulverton	Webbers	285,000	Terraced	pre 1919	3	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	.
Dulverton	Stags	144,500	Terraced	1960-1979	2	.	.	.	.	1	.	.	1	.	.	.	.	.	1	.	.	.	1
Dulverton	Webbers	177,500	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	.
Dulverton	Stags	240,000	Terraced	pre 1919	2	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	1
Dulverton	Webbers	162,500	Terraced	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Dunster	Fox and Sons	324,950	Detached	pre 1919	3	.	.	.	.	1	.	.	1	.	.	.	.	.	.	.	.	.	.
Dunster	Webbers	242,500	Flat	pre 1919	2	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Dunster	Chanin and Thomas	119,950	Flat	pre 1919	2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Dunster	Fox and Sons	475,000	Semi-Detached	pre 1919	4	.	.	.	1	.	.	.	1	.	.	.	.	.	.	.	.	.	.
Dunster	Webbers	249,999	Semi-Detached	pre 1919	2	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Dunster	Webbers	225,000	Semi-Detached	pre 1919	3	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Dunster	Pointer Properties	225,000	Terraced	pre	2	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
				1919																			
Dunster	Chanin and Thomas	225,000	Terraced	pre 1919	2	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Dunster	Chanin and Thomas	199,950	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Dunster	Smiths Gore	199,950	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.
Dunster	Chanin and Thomas	250,000	Terraced	pre 1919	3	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Exford	Stags	575,000	Detached	pre 1919	4	1.7	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1	1
Exford	Knight Frank	1,200,000	Detached	pre 1919	7	19	.	.	1	.	.	1	1	.	1	.	.	.	.	.	1	1	1
Exford	Fox and Sons	535,000	Detached	1980-2000	4	.	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Exford	Kivells and Husseys	500,000	Detached	1980-2000	4	9.5	.	.	.	.	.	1	1	.	1	.	.	1	.	.	.	.	1
Exford	Stags	600,000	Detached	pre 1919	4	11	.	.	.	.	.	1	1	.	1	.	1	.	.	.	.	.	1
Exford	Strutt & Parker	895,000	Detached	pre 1919	6	2.3	.	.	.	.	.	1	1	.	.	.	.	.	.	1	.	.	1
Exford	Webbers	235,000	Semi-Detached	pre 1919	2	.	.	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Exmoor	Knight Frank	950,000	Detached	pre 1919	6	19	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Exmoor	We Sold and House Tree, Nationwide	595,000	Detached	pre 1919	2	10	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Exmoor	Nancekivell & Co.	500,000	Detached	1980-2000	4	9	.	.	.	.	.	1	1	.	1	.	.	1	.	.	.	.	1
Exmoor	Webbers	279,950	Semi-Detached	pre 1919	3	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	1	.

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Exton	Fox and Sons	895,000	Detached	pre 1919	4	16	.	.	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Exton	Seddons	515,000	Detached	pre 1919	4	1.3	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	1	1
Exton	Seddons	175,000	Detached	1960-1979	2	.	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Exton	Stags	425,000	Detached	pre 1919	3	.	.	1	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Exton	Stags	150,000	Terraced	pre 1919	2	.	.	.	.	1	.	.	1	.	.	.	.	.	.	.	.	.	1
Luccombe	Chanin and Thomas	795,000	Detached	pre 1919	6	7.5	1	.	.	.	.	1	1	.	1	.	.	.	.	1	.	1	1
Luccombe	Jackson-Stops & Staff	795,000	Semi-Detached	pre 1919	5	7.5	.	.	.	.	.	1	1	.	1	.	.	.	.	1	.	1	1
Luxborough	Greenslade Taylor Hunt	180,000	Detached	pre 1919	3	0.4	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Luxborough	Chesterton Humberts	425,000	Detached	pre 1919	3	3.5	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Luxborough	Webbers	300,000	Detached	1960-1979	2	.	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Luxborough	Webbers	375,000	Detached	1980-2000	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Stags	349,950	Detached	1920-1959	4	0.4	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Webbers	325,000	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	299,950	Detached	1960-1979	2	.	.	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Lynton and Lynmouth	Phillips Smith and Dunn	449,500	Detached	new	4	1	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Lynton and	Stags	229,500	Detached	pre	3	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	.

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Lynmouth				1919																			
Lynton and Lynmouth	Webbers	435,000	Detached	1980-2000	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Stags	359,950	Detached	1920-1959	3	0.5	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	699,900	Detached	pre 1919	8	11	.	.	.	.	.	1	1	.	.	.	.	.	.	.	1	.	1
Lynton and Lynmouth	Webbers	135,000	Detached	pre 1919	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Stags	399,950	Detached	1920-1959	4	.	.	.	.	.	.	1	1	.	.	1	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	450,000	Detached	pre 1919	7	.	.	.	.	.	.	.	1	.	.	1	.	.	.	.	.	.	1
Lynton and Lynmouth	Webbers	335,000	Detached	pre 1919	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	150,000	Detached	pre 1919	4	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Exmoor Property	219,950	Detached	pre 1919	3	.	.	.	.	.	1	1	.	.	1	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Webbers	350,000	Detached	1920-1959	2	2	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	89,950	Flat	pre 1919	2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Exmoor Property	79,950	Flat	pre 1919	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	94,950	Flat	pre 1919	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Webbers	156,000	Flat	pre 1919	2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Match Property	310,000	Flat	pre 1919	2	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Lynton and Lynmouth	Exmoor Property	129,950	Flat	pre 1919	2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Phillips Smith and Dunn	120,000	Semi-Detached	pre 1919	1	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Exmoor Property	250,000	Semi-Detached	pre 1919	6	.	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Bond Oxborough Phillips	285,000	Semi-Detached	pre 1919	6	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Webbers	139,950	Terraced	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Stags	385,000	Terraced	pre 1919	4	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Lynton and Lynmouth	John Smale and Co.	170,000	Terraced	pre 1919	3	.	1	.	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.
Lynton and Lynmouth	Exmoor Property	244,950	Terraced	pre 1919	3	.	1	.	.	1	.	.	1	.	1	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Stags	229,500	Terraced	pre 1919	3	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Webbers	220,000	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Express Estate Agency	250,000	Terraced	pre 1919	6	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Lynton and Lynmouth	Exmoor Property	325,000	Terraced	pre 1919	4	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	275,000	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Exmoor Property	161,950	Terraced	pre 1919	2	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	Stags	159,950	Terraced	pre 1919	3	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Lynton and Lynmouth	John Smale and Co.	190,000	Terraced	pre	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Lynmouth				1919																			
Martinhoe	Stags	699,950	Detached	pre 1919	7	21	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Monksilver	Fine Country	575,000	Detached	pre 1919	4	.	.	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	.
Monksilver	Stags	415,000	Detached	1920-1959	4	.	1	.	.	.	.	1	1	1	1	1	.	.	.	1	.	.	1
Monksilver	Peter Radice Country Properties	750,000	Detached	1980-2000	6	0.5	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Nettlecombe	Housenetwork.co.uk	218,000	Semi-Detached	pre 1919	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
North Molton	Greenslade Taylor Hunt	635,000	Detached	pre 1919	4	5.3	.	.	.	.	.	1	1	.	1	1	.	.	.	.	1	.	1
Old Cleeve	Stags	425,000	Detached	1980-2000	5	1.5	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Old Cleeve	Webbers	299,950	Detached	pre 1919	3	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Old Cleeve	Fox and Sons	209,950	Detached	pre 1919	2	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Old Cleeve	Pointer Properties	275,000	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Old Cleeve	Emoov.co.uk	585,000	Detached	pre 1919	5	.	.	.	.	.	.	1	1	.	.	1	.	.	.	.	.	.	1
Old Cleeve	Stags	495,000	Detached	pre 1919	3	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Old Cleeve	Greenslade Taylor Hunt	700,000	Detached	pre 1919	4	7	.	.	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Old Cleeve	Chanin and Thomas	229,950	Semi-Detached	1960-1979	3	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Old Cleeve	Fox and Sons	179,950	Terraced	pre 1919	2	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP	
Parracombe	Fine Country	650,000	Detached	pre 1919	5	3	.	1	.	.	.	1	1	.	1	1	.	.	.	1	.	.	1	
Parracombe	Stags	599,950	Detached	1920-1959	7	6.8	.	1	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Parracombe	Stags	499,950	Detached	pre 1919	4	0.9	1	.	1	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Parracombe	Stags	450,000	Detached	pre 1919	4	1	.	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Parracombe	Stags	469,950	Detached	pre 1919	5	0.8	.	.	.	.	.	1	1	.	1	.	1	.	.	.	.	1	1
Parracombe	Phillips Smith and Dunn	500,000	Detached	pre 1919	5	14	1	1	.	1	1	1
Parracombe	Bushnell and Green Property Agents	325,000	Semi-Detached	pre 1919	5	.	1	.	.	1	.	.	1	.	1	1	.	.	.	1	.	.	1	
Parracombe	Exmoor Property	305,000	Terraced	pre 1919	4	.	.	.	.	1	.	.	1	.	1	.	.	.	.	.	.	.	.
Porlock	Webbers	325,000	Detached	1920-1959	3	.	.	.	.	.	.	1	.	.	1	.	.	.	.	.	.	.	1
Porlock	Greenslade Taylor Hunt	365,000	Detached	new	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	585,000	Detached	1980-2000	5	.	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fine Country	675,000	Detached	pre 1919	5	.	.	.	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Porlock	Webbers	325,000	Detached	pre 1919	4	.	.	.	.	.	1	.	.	.	.	1	.	.	.	.	.	.	1
Porlock	Webbers	290,000	Detached	pre 1919	3	3.1	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fine Country	485,000	Detached	pre 1919	3	4.5	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	729,000	Detached	1980-2000	5	1.3	.	1	.	.	.	1	1	.	1	1	.	.	.	1	.	.	1	

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Porlock	Chanin and Thomas	475,000	Detached	1920-1959	3	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Porlock	Fox and Sons	389,950	Detached	1920-1959	4	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Webbers	249,950	Detached	1960-1979	2	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fox and Sons	365,000	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Pointer Properties	249,950	Detached	1960-1979	2	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	244,950	Detached	1960-1979	2	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fine Country	565,000	Detached	1920-1959	4	1	1	.	.	.	.	1	1	.	1	.	.	.	.	1	.	.	1
Porlock	Webbers	710,000	Detached	1980-2000	3	.	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Fine Country	585,000	Detached	1980-2000	3	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Jackson-Stops & Staff	850,000	Detached	1920-1959	8	2.3	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	.
Porlock	Chanin and Thomas	595,000	Detached	1980-2000	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Wilkie May and Tuckwood	350,000	Detached	new	4	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Porlock	We Sold and House Tree, Nationwide	749,950	Detached	pre 1919	7	1	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Webbers	325,000	Detached	pre 1919	3	.	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.
Porlock	Chanin and Thomas	230,000	Detached	1960-1979	2	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	240,000	Detached	1960-1979	3	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Porlock	Fine Country	485,000	Detached	pre 1919	4	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fine Country	600,000	Detached	pre 1919	5	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Fine Country	749,950	Detached	1920-1959	6	1	.	.	1	.	.	1	1	.	.	1	.	.	.	.	.	.	1
Porlock	Fine Country	825,000	Detached	1920-1959	4	.	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Fine Country	395,000	Flat	pre 1919	2	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	99,950	Flat	pre 1919	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Fox and Sons	159,950	Flat	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	294,950	Semi-Detached	pre 1919	4	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	209,000	Semi-Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Pointer Properties	265,000	Semi-Detached	pre 1919	3	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Webbers	195,000	Semi-Detached	pre 1919	2	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	229,950	Semi-Detached	1960-1979	2	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Webbers	260,000	Semi-Detached	pre 1919	5	.	.	.	.	1	1	.	.	.	.	1	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	199,500	Semi-Detached	1980-2000	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Webbers	210,000	Semi-Detached	pre 1919	2	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	184,950	Terraced	pre	2	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
				1919																			
Porlock	Stags	400,000	Terraced	pre 1919	4	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Wilkie May and Tuckwood	250,000	Terraced	pre 1919	2	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Porlock	Pointer Properties	180,000	Terraced	pre 1919	2	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	134,950	Terraced	1920-1959	3	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Porlock	Stags	365,000	Terraced	1920-1959	5	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Stags	375,000	Terraced	1920-1959	3	.	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	1
Porlock	Webbers	235,000	Terraced	pre 1919	2	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Porlock	Wilkie May and Tuckwood	114,950	Terraced	pre 1919	2	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Webbers	234,950	Terraced	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Porlock	Chanin and Thomas	179,500	Terraced	pre 1919	2	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Timberscombe	Stags	465,000	Detached	pre 1919	5	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Timberscombe	Wilkie May and Tuckwood	200,000	Detached	1960-1979	3	.	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Timberscombe	Chanin and Thomas	299,950	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Timberscombe	Fine Country	795,000	Detached	pre 1919	4	15	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Timberscombe	Webbers	247,500	Detached	1960-1979	2	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1

Exmoor National Park Authority Annual House Price Survey 2013

Parish	Estate Agent	Price	Type of Dwelling	Age	Beds	Land	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Ann.	Add Dw	Stb	ENP
Timberscombe	Express Estate Agency	265,000	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	.
Timberscombe	Webbers	139,950	Semi-Detached	pre 1919	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1
Timberscombe	Wilkie May and Tuckwood	390,000	Terraced	pre 1919	5	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Timberscombe	Pointer Properties	225,000	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1
Timberscombe	Pointer Properties	225,000	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Timberscombe	Webbers	215,000	Terraced	pre 1919	3	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	.	.	1
Timberscombe	Chanin and Thomas	295,000	Terraced	pre 1919	3	.	1	.	.	.	.	1	.	1	.	.	.	.	.	.	.	1	1
Timberscombe	Webbers	205,000	Terraced	pre 1919	3	.	.	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Twitchen	Stags	595,000	Detached	pre 1919	2	11	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Wheddon Cross	Wilkie May and Tuckwood	349,950	Detached	new	3	.	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Wheddon Cross	Webbers	307,500	Detached	1980-2000	2	0.5	.	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Wheddon Cross	Wilkie May and Tuckwood	240,000	Detached	new	3	.	1	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Winsford	Seddons	395,000	Detached	pre 1919	3	.	1	.	.	.	.	.	1	.	.	.	.	.	.	.	.	.	1
Winsford	Fine Country	725,000	Detached	pre 1919	6	2.5	.	.	1	.	.	1	1	.	1	.	.	.	.	1	.	1	1
Winsford	Chesterton Humberts	599,995	Detached	pre 1919	3	2.5	1	.	.	.	.	1	1	.	.	1	.	.	.	.	.	.	1
Winsford	Seddons	399,000	Semi-Detached	1920-1959	4	.	1	1	1	1

Exmoor National Park Authority Annual House Price Survey 2013

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Winsford	Pointer Properties	299,995	Semi-Detached	pre 1919	4	.	.	1	.	.	.	1	1	.	1	1	1
Winsford	Stags	280,000	Semi-Detached	pre 1919	3	1	1	1
Winsford	Stags	399,000	Terraced	pre 1919	4	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Withypool	Fine Country	795,000	Detached	pre 1919	5	5.8	1	.	.	.	.	1	1	.	1	1	.	.	.	.	.	1	1
Wootton Courtenay	Fine Country	745,000	Detached	1920-1959	5	10	1	.	.	.	.	1	1	1	1	.	.	.	.	.	.	1	1
Wootton Courtenay	Fine Country	460,000	Detached	1960-1979	4	.	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Wootton Courtenay	Fine Country	695,000	Detached	pre 1919	5	7	.	.	1	.	.	1	1	.	1	.	.	.	.	.	.	.	.
Wootton Courtenay	Webbers	389,000	Detached	1960-1979	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	.	1
Wootton Courtenay	Webbers	315,000	Detached	1920-1959	3	.	1	.	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Wootton Courtenay	Fox and Sons	425,000	Detached	pre 1919	3	.	.	.	.	.	.	1	1	.	1	1	.	.	.	.	.	.	.
Wootton Courtenay	Greenslade Taylor Hunt	595,000	Detached	1920-1959	5	2.9	.	1	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1
Wootton Courtenay	Knight Frank	595,000	Detached	1920-1959	5	2.9	.	1	.	.	.	1	1	.	1	.	.	.	.	.	.	1	1
Wootton Courtenay	Webbers	225,000	Semi-Detached	1980-2000	3	.	.	.	.	.	.	1	1	.	.	.	.	.	.	.	.	.	1