



Exmoor National Park Annual House Price Survey 2011



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Key Findings

Based on asking prices for houses in July 2011, the Exmoor National Park Authority Annual House Price Survey 2011 shows an increase in house prices within the National Park compared to July 2010. The 2011 mean average house price on Exmoor was £406,794, compared to £391,987 last year, an increase of 3.8%. This follows the overall year on year trend since the first house price survey in 1998.

Nationally there has been a 0.4% reduction in house prices over the last 12 months. The Nationwide chief economist noted that nationally the lack of demand for homes combined with only a gradual rise in the supply of available properties has helped keep prices relatively stable. The volume of transactions has been relatively low, much of this reflecting the uncertain economic climate. The affordability of house prices when compared to incomes, together with more demanding deposit requirements, is dissuading, or at least delaying some first time buyers from entering the market.¹

According to quarterly Land Registry sale figures for April to June 2011, the average house price for England and Wales decreased by 1.2% compared to the same period last year, and the South West region experienced a 0.4% decrease.²

The mean average house price for Exmoor National Park³ remains substantially higher than both regional and national averages: 83.4% higher than the average house price in the South West (£221,826), and 78.3% higher than the average house price in England & Wales (£228,095). This is 7.4% and 8.5% higher than 2010 figures.

However the median average house price on Exmoor this year was £320,000⁴; a 19.9% decrease from last year (£399,750). The contrast of an increase in mean average and decrease in median average from last year demonstrates the variation in Exmoor's mean average figures due to a few high value properties.

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

Please Note: endnotes are on p.35

Introduction

This is the fourteenth Annual House Price Survey Report undertaken by the National Park Authority. The information gained from this desktop study contributes towards:

- monitoring planning policies within the Exmoor National Park Local Plan; and
- informing policy in terms of local need affordable housing.

The survey took place during July 2011, using the websites of local estate agents, property websites and the property sections of local papers to assess the number and type of dwellings for sale within Exmoor National Park (Appendix 2). Asking prices (Appendix 1) are used to ascertain the average house price on Exmoor. There may be a difference between the asking price and the selling price. However, they are the best available figures as they relate only to the Exmoor National Park area. Land registry sale prices are also collected but these use post code sectors based on district council areas and so are not specific to the National Park area. Land Registry sale figures include areas outside the National Park, such as parts of Minehead and only two postcode sectors lie entirely within the National Park. To reduce the 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.

The 2011 survey found 231 properties for sale within Exmoor compared to 188 at the same time last year. Of the 231, 69.3% were within the West Somerset area, and 30.7% within the North Devon area of the National Park. This broadly reflects the proportion of area of the two districts within the National Park.

Both the mean and median average house prices for Exmoor are calculated. The mean average is the most commonly used type of average. This is the sum of all the house prices collected, divided by the number of results. It can be compared to national and regional figures 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. The median average house price figure reduces distortion due to larger, higher value properties whose inclusion would increase the mean average house price significantly. In this year's survey there were 4 properties for sale with asking prices of £1,000,000 or more and 52 properties between £501,000 and £1,000,000 (see Appendix 1). These account for 85.4% of the 41 properties that included land of 2 acres or more in area.

Analysis of Survey Results

House Price Survey Comparisons Since 1998

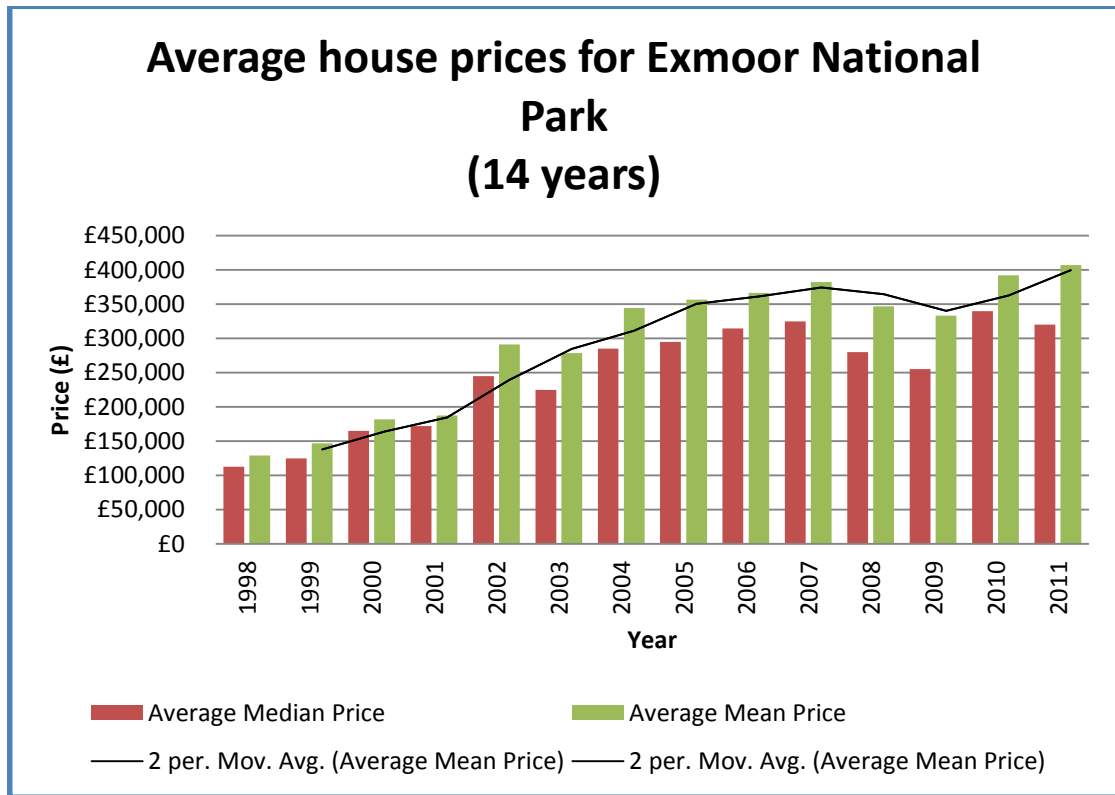


Chart 1: Average House Prices for Exmoor National Park

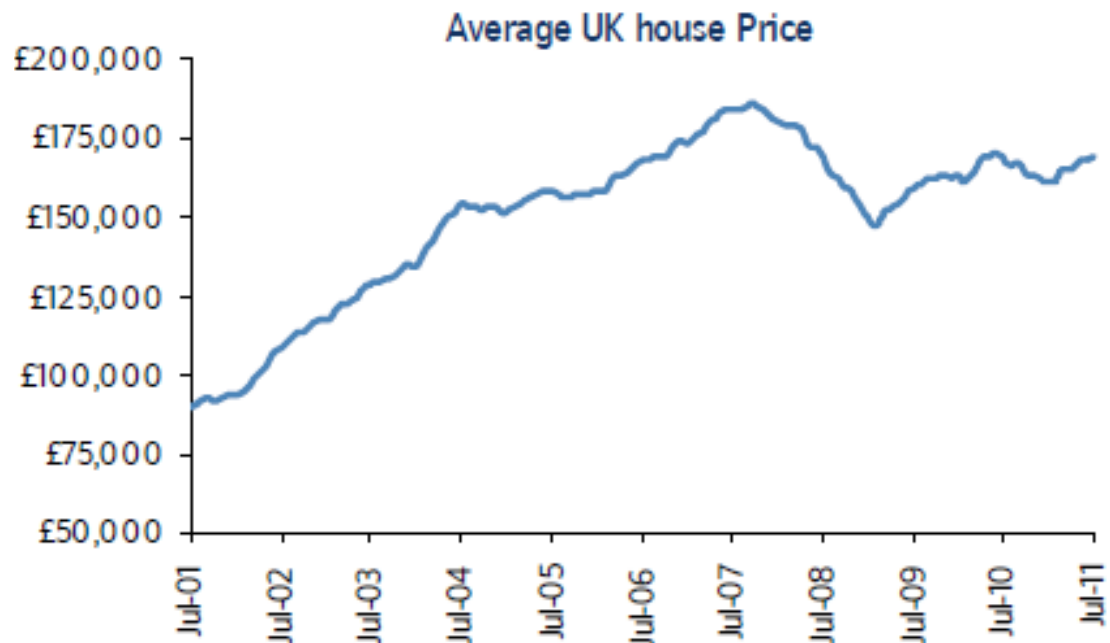


Chart 2: Average UK house price¹ (Nationwide)

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
Overall increase (14 yrs)		Median	284%	Mean	316%

Table 1: House Price Survey Comparisons since 1998

Chart 1 (p.4) and Table 1 above illustrate the year on year house price changes shown by the 14 Exmoor National Park Authority House Price Surveys undertaken since 1998.

This year's survey has shown a rise of 3.8% in mean house prices within the National Park since the last survey and a higher number of properties on the market than previous years. Nationally however there has been a 0.4% reduction in house price over the last 12 months. In comparison to previous house price fluctuations year on year these figures suggest relatively small changes to the market. The chief economist for Nationwide noted that the lack of demand for homes combined with only a gradual rise in the supply of available properties has helped keep property prices relatively stable.¹ Although Exmoor's house prices do not correspond exactly, Charts 1 and 2 (p.4) demonstrate the similarity of Exmoor with national trends.

The Land Registry House Price Index report for July 2011 shows an annual house price decrease of 2.1% in in England and Wales with the average standing at £163,049.⁵ The South West had a lower than average annual change in house prices with a decrease of 1.9% but with a higher than average house price of £174,946. The most up-to-date available figures show that during May 2011 the number of completed house sales in England and Wales decreased by 10% to 46,870 from 52,170 in May 2010.

Mean and Median House Price by District

District	No. of houses for sale	Median Price	Mean Price	% Change since 2010
North Devon (area in National Park)	71	£299,950	£355,859	+13.0%
West Somerset (area in National Park)	160	£355,000	£429,396	+4.7%
Exmoor National Park	231	£320,000	£406,794	+3.8%

Table 2: Mean and Median House Price by District

Table 2 illustrates the mean and median house price by district based on the asking prices of houses within Exmoor National Park. The lower number of houses for sale within the North Devon area of the National Park reflects the one-third proportion of the district within the National Park compared to two-thirds in West Somerset. The majority of properties for sale in the North Devon area of the National Park was in Lynton and Lynmouth parish (69%) which contains the largest settlement in the North Devon area of the National Park. Figures for individual parishes should be treated with caution due to the relatively low numbers of houses surveyed.

House Prices – Numbers of houses for sale within price bands

The greatest number of properties for sale lies in three bands; £201,000-£250,000, £251,000-£300,000 and £351,000-£400,000 (Chart 3). These are the same price bands with the highest number of properties for sale as last year. Exmoor National Park's average house price remains high when compared to regional and national house price averages. This means many people on average incomes living on Exmoor are unable to afford housing in the area.

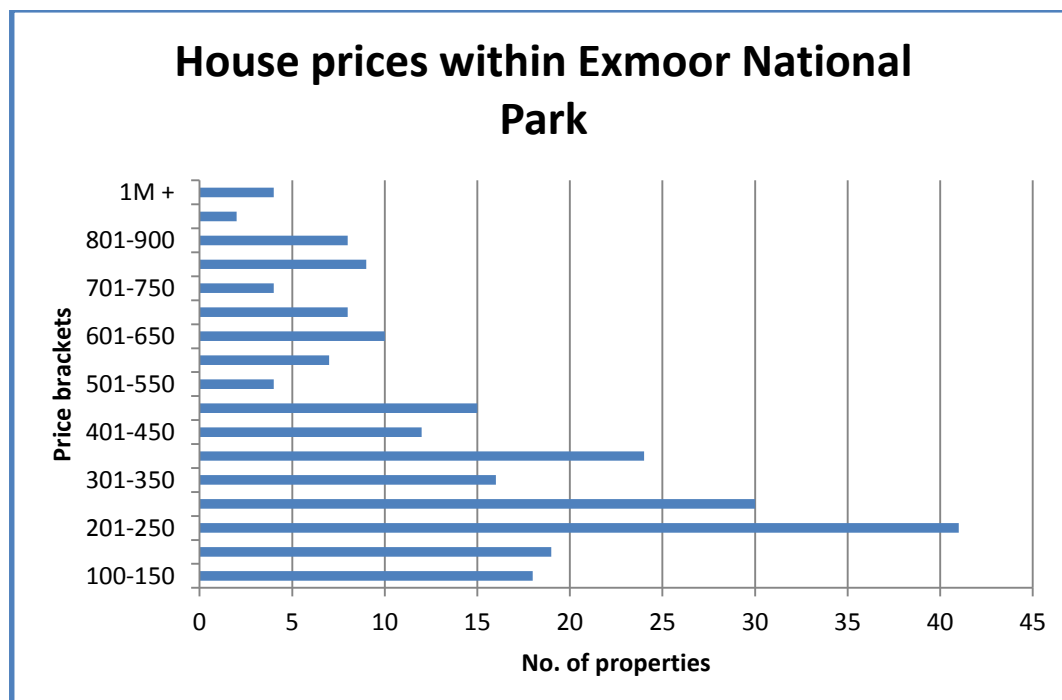


Chart 3: House Prices within Exmoor National Park

Age Range and Types of Properties in the Survey

No. of properties within age ranges and average price						
Dwelling Type	Pre 1919	1920 - 59	1960 - 79	1980 - 2000	New	Total
Detached	79	14	22	10	5	130
Semi-detached	9	8	5	0	3	25
Terrace	49	1	0	3	1	54
Flat	19	0	1	0	2	22
Total	156	23	28	13	11	231
Mean Price (£)	415,211	467,378	347,682	363,992	361,805	
Median Price (£)	320,000	325,000	285,000	365,000	329,950	

Table 3: No. of Properties within age ranges, types and average price for age ranges

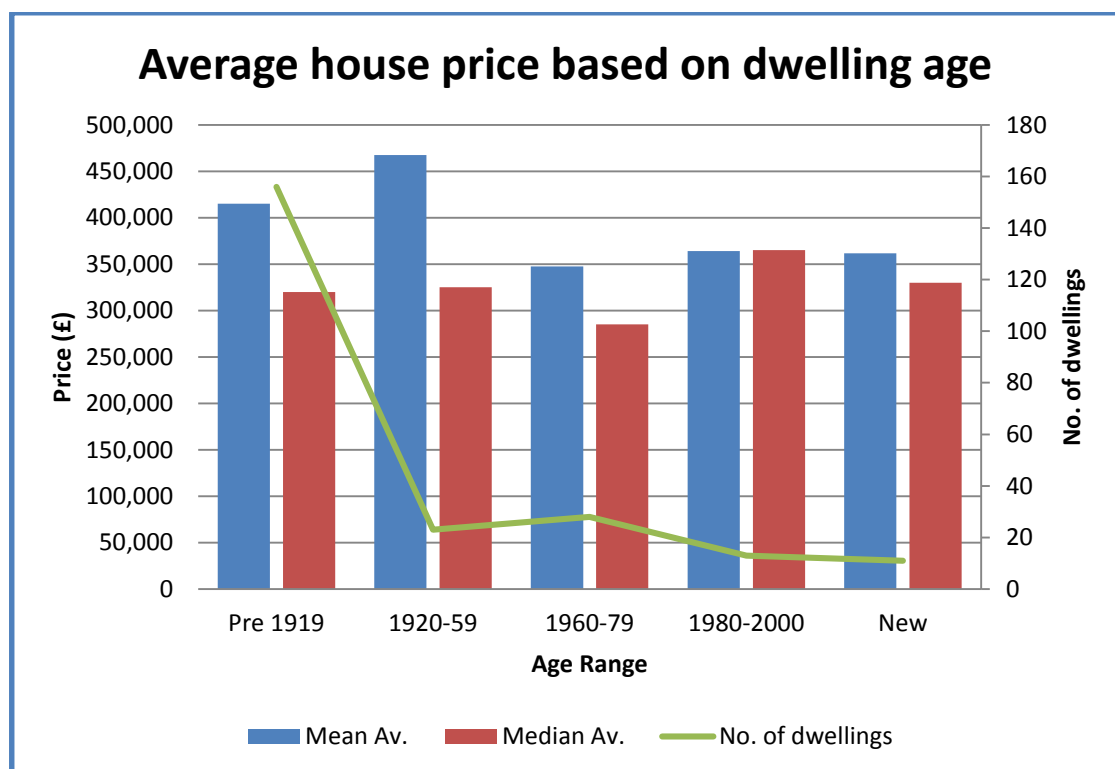


Chart 4: Average House Price Based on Dwelling Age

Table 3 and Chart 4 above show a breakdown of house prices based on dwelling age. The mean average for pre 1919 and 1920-59 properties appears to be approximately £50,000 -£100,000 higher than other age ranges. However the median average suggests that house prices for these age ranges are similar to other age ranges. The anomalies in house prices when comparing the mean and median averages suggest that a few higher priced properties can greatly affect the mean average and comparisons of house prices based on house age should therefore be treated with caution. When looking at the median average for properties, the age of properties does not appear to significantly affect the average price range.

Chart 5 shows that the majority of dwellings for sale were built before 1919. Detached dwellings were the most numerous in this category reflecting the

make up of dwelling types overall. Terraced dwellings were the second most numerous dwelling type in this category (90.7% of all terraced dwellings surveyed). Terraces are often located in the older centres especially the three larger settlements of Dulverton, Lynton and Lynmouth and Porlock. They vary widely in both size and price with lower asking prices often reflecting a lack of particular amenities such as gardens or off-road parking.

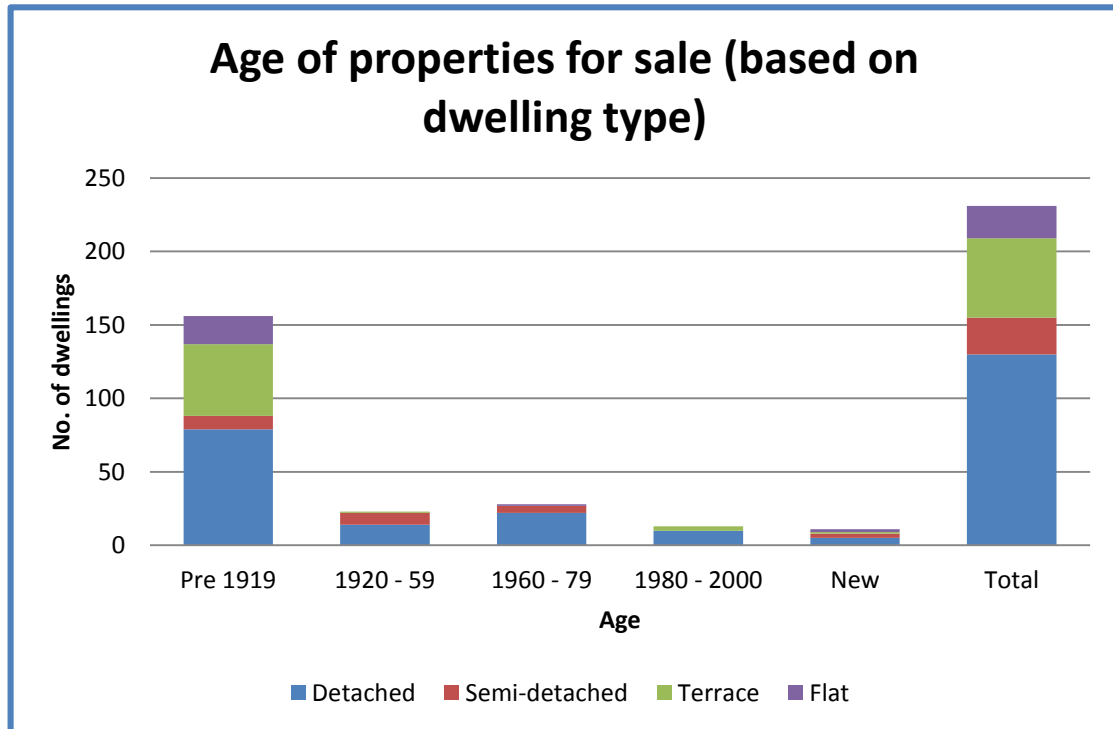


Chart 5: Age of Properties for Sale (Based on Dwelling Type)

Average House Prices Compared to Dwelling Type

Table 4 shows the average price of property by type. As might be expected, the average price declines when dwellings are attached. Terraces and flats attract the lowest asking prices compared to other dwelling types. Detached dwellings make up a large proportion of the properties for sale and have higher asking prices (see in Appendix 1). They may include outbuildings/stabling, large gardens/paddocks, and in some cases extra accommodation such as an annex or additional dwelling which can substantially increase their value.

Dwelling Type	Mean Price (£)	Median Price (£)	No. For Sale	%
Detached	539,108	492,500	130	56.3
Semi-detached	248,844	229,950	25	10.8
Terrace	240,233	219,950	54	23.4
Flat/Apartment	213,259	194,950	22	9.5

Table 4: Average House Prices compared to Dwelling Type

Chart 6 shows the variations in asking price between different dwelling types and the number of different dwelling types for sale. Flats/apartments are not particularly numerous within the National Park - the 2001 Census shows that only 8.4% of dwellings were classed in this category. In the 2011 house price survey, 9.5% of dwellings on sale within Exmoor were flats/apartments (Table 5). Most flats/apartments for sale (90.9%) were located in Lynton and Lynmouth, Porlock or Dulverton.

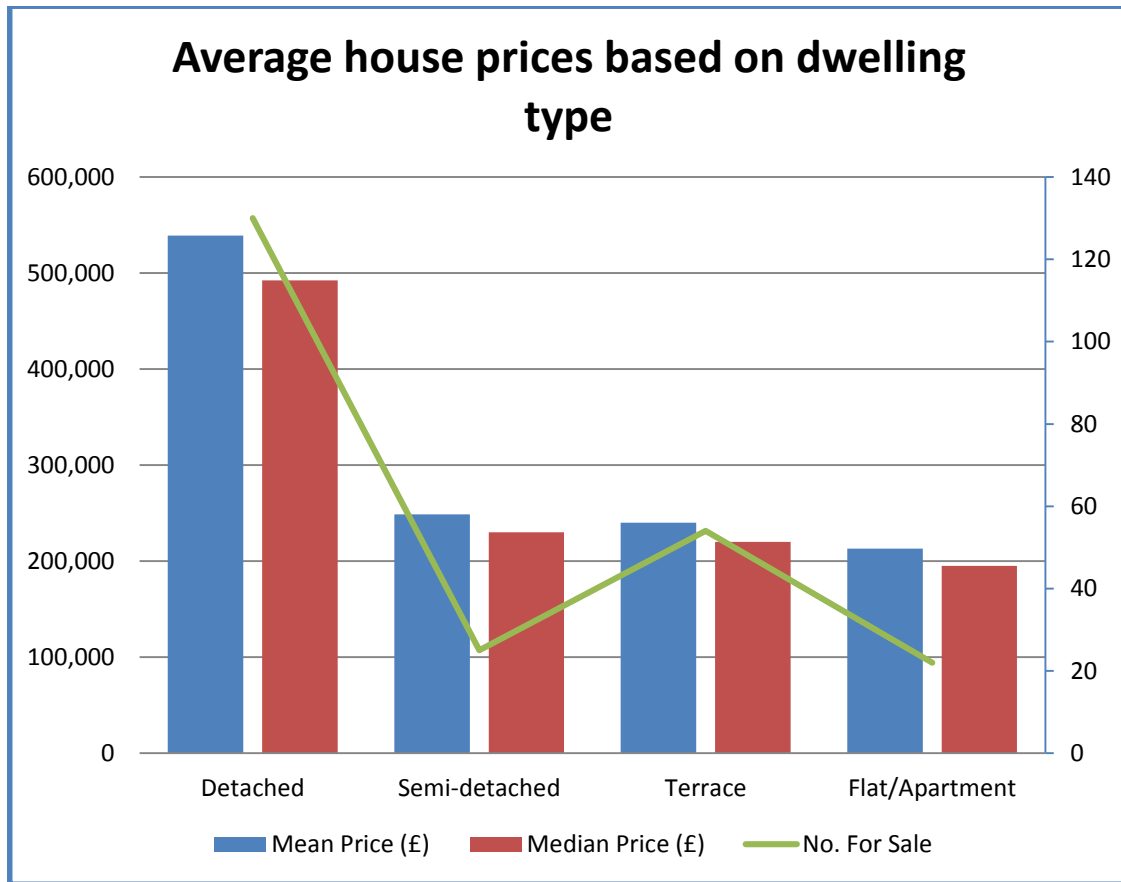


Chart 6: House Price based on Dwelling Type

Census 2001- Dwelling Types Within Exmoor National Park				
Detached	Semi-Detached	Terraced	Flat/ Apartment	Mobile Home
49.1%	25.9%	16.3%	8.4%	0.3%
Proportion for sale 2011				
56.3%	10.8%	23.4%	9.5%	-

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

Mean & Median Average House Price by Number of Bedrooms

No. of bedrooms	Mean Average Price (£)	Median Average Price (£)	No. for sale
1	151,986	130,000	7
2	222,775	222,775	46
3	316,826	285,000	88
4	513,101	499,950	41
5	598,347	567,500	30
6	891,863	700,000	9
7+	795,500	745,000	10

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

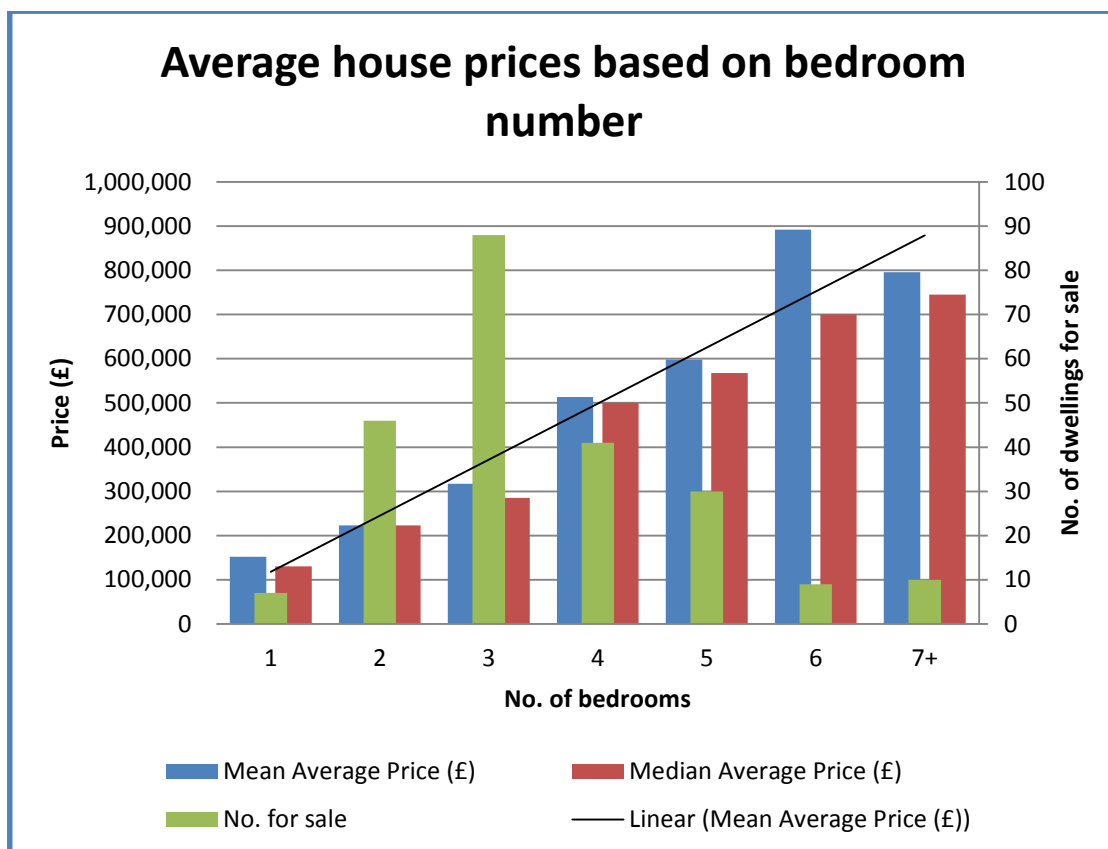


Chart 7: Mean and median house price by number of bedrooms

Table 6 and Chart 7 above, show that, generally, the greater the number of bedrooms the higher the average price of dwellings. However, as there were only 9 properties in the 6 bedroom category and 10 properties in the 7+ bedroom category on the market, the average price may not be truly representative. Appendix 1 includes the listing of each property for sale within the survey; categorised under 'District' then 'Parish'. Properties with 3 bedrooms are the most represented, comprising 38% of the total for sale. The average price for a 3-bed property is therefore a relatively robust figure compared with other categories and covers the whole range of dwelling types in this survey (see Chart 8 below).

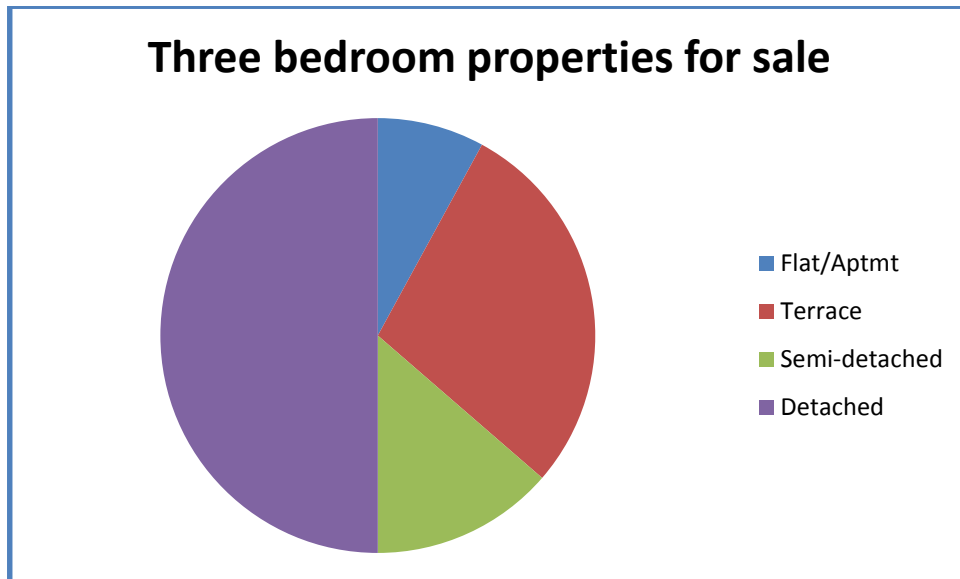


Chart 8: Three bedroom properties for sale

Affordability

The local community's need for affordable housing is a key issue within Exmoor National Park. The adopted Exmoor National Park Local Plan housing policies provide for virtually all new housing in Exmoor to meet the needs of the local community as affordable housing. Since the Plan was adopted in March 2005, 60 affordable dwellings for households with a connection to the National Park have been built or are under construction, with further local affordable dwellings coming forward.

To determine the affordability of housing on the open market, the asking prices have been analysed of lower quartile (or the bottom 25%) of that housing for sale within the National Park included in the 2011 annual House Price Survey. These, 58 properties range in price from £99,950 to £225,000. In order to gauge whether these open market properties are 'affordable', the average house price is determined for the lowest quartile (bottom 25%) of house prices, and then calculated as a ratio against average household income. Within the lower quartile results the average house price was:

Mean average lower quartile house price: £179,324

Median average lower quartile house price: £192,475

In 2007 the average **gross household** income for Exmoor National Park was £28,132.⁶ 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 income⁷ (for the lowest 25% of household incomes) within the National Park was £16,078.⁸

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

Ratio of Average Lower Quartile House Price to Average Household Income: 6:1

Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: 11:1

It is significant that even those with an average household income of around £28,000 would not be able to afford an average priced property in the **lower quartile** or lowest 25%, of house prices (without a considerable deposit) as the ratio is **6:1**. Even the properties for sale at the lower end of the housing market are still beyond the reach of most households on Exmoor.

The latest Council of Mortgage Lender's (CML) figures show that loans for house purchases in May 2011 reduced by 5% with a reduction of 2.5% of first-time buyers in comparison to May 2010.⁹ The CML Annual Report 2010 shows a downward trend in gross mortgage lending since 2007/2008 with a significant reduction in unassisted under 30 first-time buyers (Chart 9 and Chart 10).

Since the economic crisis in 2008, access to mortgages remains difficult for many nationally, particularly first time buyers. Lending activity remains concentrated in the hands fewer often large firms. It appears that a large range of those borrowers who may be perceived as higher-risk such as many first-time buyers are effectively excluded from the market.

Gross mortgage lending (monthly, seasonally adjusted)



Chart 9: Gross mortgage lending (nationally) (CML, 2010; p.6)⁹

First-time buyer composition

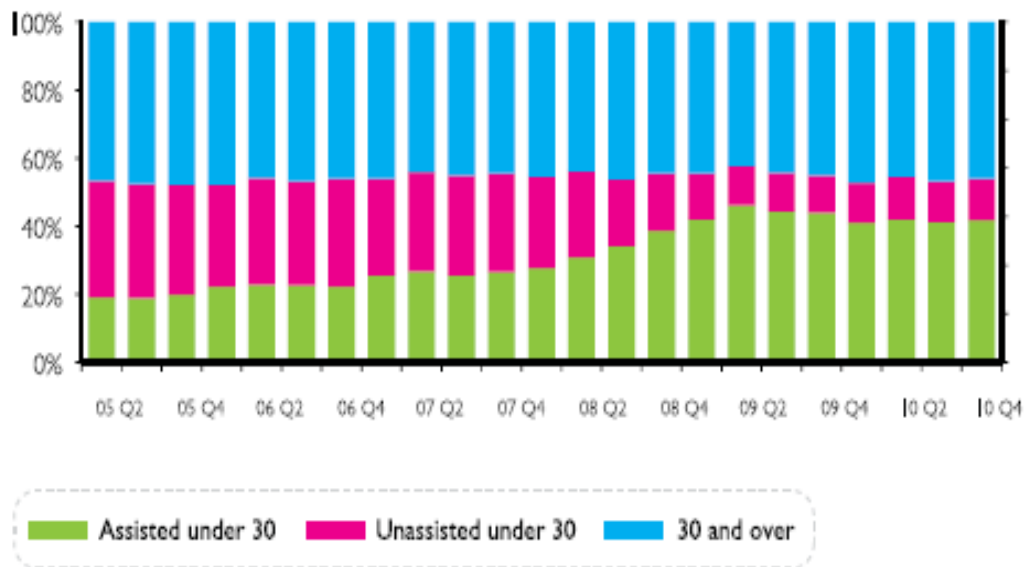


Chart 10: First-time buyer composition (nationally) (CML, 2010; p.7)⁹

The Rural Housing Enabler is working with partners in the Exmoor National Park Authority, local authorities, housing associations and local communities to provide new affordable housing for North Devon, 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.¹⁰ 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.

Analysis of properties in the lower quartile:

As would be expected, the properties for sale within the lower quartile price range are predominantly 2-3 bedroom dwellings, most of which are terraced houses (see Table 7 below). 86% of all 1 bedroom dwellings, 52% of all terraced houses and 59% of all flats surveyed fell within the lower quartile price range. 100% of the flats and 64% of the terraced houses surveyed in the lower quartile were in the parishes of Dulverton, Porlock and Lynton and Lynmouth. This reflects the high density centres of these settlements where houses often have yards rather than gardens and which often do not include areas for off-road parking. Flats within the National Park have typically been created within larger pre-1919 buildings.

National Park housing policies have been adopted for just over 6 years; and as yet no local needs affordable dwellings have been advertised for re-sale. Most completed local needs housing is owned or partly owned by a Registered Social Landlord with a small proportion being owner occupied. The local occupancy tie and size limit of 90m² is put in place 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.

Lower Quartile House Price Analysis								
Dwelling Type	No. of properties	%	No. of beds	No. of properties	%	Age of dwelling	No. of properties	%
Detached	6	10.3	1 bed.	6	10.3	Pre 1919	41	70.7
Semi-detached	11	19.0	2 beds.	23	39.7	1920-59	6	10.3
Terrace	28	48.3	3 beds.	28	48.3	1960-79	5	8.6
Flat	13	22.4	4 beds.	1	1.7	1980-2000	3	5.2
			5 beds.	0	0	New Dwellings	3	5.2

Table 7: Lower Quartile House Price Analysis

Land Registry Data

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

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
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

Table 8: Parishes within postcode sectors covering Exmoor National Park

The average figures given for postcode sectors may not be representative, as most sectors do not have average sales figures for all types of dwelling. An example of this is **EX35 6** which only has records for sales of terraces. This may have resulted in a lower average house price for this postcode sector (see Table 9; p.19). Some postcode sectors, not wholly within the National Park, include large settlements outside the boundary such as Minehead. Average house prices can be distorted due to a larger proportion of flats and terraces in these larger settlements, which are often lower in price, than housing within the National Park (Table 9).

The mean average house price based on the overall averages for postcode sectors (listed in Table 9) is **£207,435**. This figure is lower than the calculated

average for the National Park (£406,794) as the postcode sector areas cover a much wider area than the National Park including some large settlements and has a much lower makeup of detached sales which generally command the highest house prices in the National Park.

Recent Land Registry data on house prices wholly in the National Park is restricted because of the areas of the postcode sectors. As the number of house sales within a particular period is relatively low, it is difficult to obtain a meaningful average. This is why the Exmoor National Park House Price Survey is based on asking prices of dwellings within the National Park.

Land Registry Information based on House Sales: April – June 2011

AREA	Detached (£)	Sales	Semi-Det (£)	Sales	Terraced (£)	Sales	Flat/Mais (£)	Sales	Overall Average (£)	Total Sales
England/Wales	£323,932	34532	£194,733	42941	£187,006	43961	£225,332	25536	£228,095	146970
SOUTH WEST	£320,811	4990	£197,422	4228	£175,066	4997	£162,275	2638	£221,826	16853
DEVON	£330,002	873	£211,218	549	£178,873	865	£163,963	368	£233,188	2655
SOMERSET	£304,013	524	£182,399	464	£157,753	526	£110,672	189	£204,246	1703
NORTH DEVON	£311,419	109	£217,315	50	£160,043	105	£122,596	29	£222,424	293
WEST SOMERSET	£317,426	39	£201,550	27	£191,500	23	£134,240	25	£224,403	114
EX35 6					£141,400	5			£141,400	5
EX36 3					£156,300	5			£156,300	5
TA22 9	£257,250	4							£257,250	4
TA23 0			£165,500	4			£117,000	3	£144,714	7
TA24 5	£342,750	4	£223,666	3	£174,083	3	£135,812	16	£182,202	26
TA24 6	£317,000	6	£175,066	6	£180,375	6	£158,750	4	£212,257	22
TA24 7	£228,000	3							£228,000	3
TA24 8	£338,214	7	£245,990	5	£211,107	7			£267,116	19
TA4 4	£321,938	6	£189,166	3					£277,681	9
Postcode Overall	£300,859	30	£199,878	21	£172,653	26	£137,187	23	£207,435	100
Exmoor (Mean Av)	£539,108	130	£248,844	25	£240,233	54	£213,259	22	£406,794	231 for sale
Exmoor (Median Av)	£492,500	for sale	£229,950	for sale	£219,950	for sale	£194,950	for sale	£320,000	

Table 9¹¹: Land Registry Information based on house sales: April-June 2011

The shaded areas represent no sales in this particular quarter.

Appendix 1

House Price Survey Details

The report which follows, lists details of the properties for sale during the period 04.07.11 to 15.07.11.

Key to Abbreviations used in the report:

ENP:	Property marketed as within Exmoor and/or the National Park
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

Table 10: Key abbreviations used in the report

This list includes amenities such as additional accommodation such as an annex, 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 housing such facilities, or the potential to include them. Properties included in this survey may have some land, (though a threshold of 30 acres is imposed to exclude those which could be described as working farms), outbuildings and/or stabling which can command a high price.

The details for 61% of the properties for sale within the survey period mentioned 'Exmoor' or 'Exmoor National Park'. Approaches used by estate agents included consistently mentioning Exmoor or Exmoor National Park for each property. Housing in settlements recognised in their own right such as Lynton / Lynmouth and Porlock, or on the eastern side of the National Park (which were as likely to be marketed as being in the Brendon Hills) referred to the National Park less frequently. Properties outside settlements and those within the smaller villages in the centre of Exmoor were more likely to be marketed as being in the National Park.

Exmoor National Park Authority Annual House Price Survey 2011

Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
North Devon																								
Brendon	Nance Kivell and Co.	875,000	Detached	pre 1919	5	24	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	✓	✓
	Exmoor properties	320,000	Semi-detached	pre 1919	3	0	✓	✓
	Stags	795,000	Detached	pre 1919	9	2.4	✓	✓	✓	.	✓	✓	.	✓
	Stags	139,950	Terrace	1920-1959	1	0	.	.	.	✓	✓
Kentisbury	Phillips Smith and Dunn	625,000	Detached	1960-1979	7	5	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	✓	.	✓	✓
Lynton	David Mirow	365,000	Detached	1980-2000	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.
	David Mirow	325,000	Terrace	pre 1919	6	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.
	David Mirow	279,000	Semi-detached	pre 1919	4	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.
	David Mirow	265,000	Semi-detached	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	✓
	David Mirow	262,500	Detached	1960-1979	3	3	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.
	David Mirow	239,500	Terrace	pre 1919	4	0	.	.	.	✓	.	.	✓	.	✓
	David Mirow	219,950	Detached	1960-1979	2	0.5	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.
	David Mirow	219,950	Terrace	pre 1919	3	0	✓	✓	.	✓
	David Mirow	149,950	Terrace	pre 1919	2	0	✓
	David Mirow	139,950	Terrace	pre 1919	2	0	✓	.	.	✓
Fox and Sons	420,000	Semi-detached	pre 1919	4	0	.	.	.	✓	.	.	.	✓	.	✓	.	.	.	.	.	.	.	✓

Exmoor National Park Authority Annual House Price Survey 2011

Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
	Jackson Stops and Staff	985,000	Detached	pre 1919	4	3	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	John Smale	229,000	Flat	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Nance Kivell and Co.	195,000	Terrace	pre 1919	4	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Nance Kivell and Co.	499,950	Detached	new	4	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Phillips Smith and Dunn	450,000	Detached	pre 1919	4	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	125,000	Flat	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	130,000	Flat	pre 1919	1	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	154,950	Flat	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	195,000	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	Webbers	207,000	Terrace	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Webbers	215,000	Terrace	pre 1919	3	0	✓	.	.	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	✓
	Webbers	225,000	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	225,000	Flat	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	520,000	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	305,000	Flat	1960-1979	3	0	✓	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	320,000	Terrace	pre 1919	5	0
	Exmoor Properties	329,950	Flat	new	3	0

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP		
	Exmoor Properties	359,950	Detached	pre 1919	3	3	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	Exmoor Properties	280,000	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	210,000	Detached	pre 1919	2	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	99,950	Flat	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Exmoor Properties	179,000	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Exmoor Properties	199,950	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Exmoor Properties	178,950	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Exmoor Properties	140,000	Terrace	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
Lynton	Exmoor Properties	129,950	Terrace	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Stags	469,950	Detached	pre 1919	3	2	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓
	Stags	425,000	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Stags	400,000	Flat	new	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Stags	365,000	Detached	1920-1959	4	0.25	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Stags	355,000	Detached	pre 1919	3	0.62	.	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.
	Stags	345,000	Detached	pre 1919	5	0	✓	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	.
	Stags	299,950	Detached	pre 1919	6	0	.	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.
	Taylor Underwood	275,000	Flat	pre 1919	2	0
	Bond Oxborough Phillips	249,950	Detached	1960-1979	2	0	.	.	✓	✓	.	.	✓	.	.	✓	✓	

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
	Bairstow eves countrywide	219,950	Flat	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	David Mirow	309,950	Terrace	pre 1919	6	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	David Mirow	207,000	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
Martinhoe	David Mirow	485,000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓
	Chesterton Humberts	675,000	Detached	new	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
North Molton	Greenslade, Taylor and Hunt	695,000	Detached	pre-1919	4	5.3	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	.	✓
Parracombe	David Mirow	745,000	Detached	pre 1919	5	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	✓	.	.	.
	David Mirow	360,000	Detached	1980-2000	4	0.5	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	Jackson Stops & Staff	745,000	Detached	1920-1959	5	0	.	.	.	.	.	✓	.	.	.	✓	✓	.	.	.	✓	.	.	.
	Nance Kivell and Co.	130,000	Terrace	pre 1919	3	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	✓
Parracombe	Phillips Smith and Dunn	199,950	Detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Phillips Smith and Dunn	320,000	Terrace	pre 1919	3	0	✓	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	Phillips Smith and Dunn	225,000	Detached	pre 1919	1	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Exmoor Properties	275,000	Flat	pre 1919	2	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Exmoor Properties	895,000	Detached	pre 1919	5	1.14	.	✓	.	.	.	✓	✓	.	✓	✓	.	✓
	Taylor Underwood	650,000	Detached	pre 1919	10	0	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP		
	Stags	545,000	Detached	pre 1919	5	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Stags	499,950	Detached	pre 1919	4	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Webbers	695,000	Detached	pre 1919	5	5.5	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	✓	.	✓	✓
	Stags	475,000	Detached	pre 1919	4	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
West Somerset																									
Brompton Regis	Greenslade, Taylor and Hunt	795,000	Detached	pre1919	6	10	.	.	.	.	.	✓	✓	✓	✓	.	.	.	.	.	.	✓	✓	✓
	Webbers	650,000	Detached	pre1919	5	3.9	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓	✓
Cutcombe	Chanin and Thomas	225,000	Terrace	pre 1919	3	0	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.
	Chanin and Thomas	795,000	Detached	pre 1919	5	21.804	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓
	Webbers	560,000	Detached	pre 1919	4	2	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	✓	.	.	.	.
	Webbers	650,000	Detached	pre 1919	4	1	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓	✓
	Knight Frank	1,750,000	Detached	pre 1919	6	14	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓	✓
	Peter radice country properties	865,000	Detached	pre 1919	5	4	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	.
	Stags	495,000	Detached	pre 1919	3	4.85	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	✓	✓
Cutcombe	Wilkie May and Tuckwood	269,950	Semi-detached	new	4	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	365,000	Detached	new	3	0	✓	.	.	✓	.	.	✓
	Wilkie May and Tuckwood	300,000	Detached	new	4	0	✓	.	.	✓	.	.	✓	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP		
	Wilkie May and Tuckwood	215,000	Semi-detached	new	3	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	205,000	Semi-detached	new	3	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Stags	175,000	Terrace	pre 1919	2	0	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Wilkie May and Tuckwood	160,000	Terrace	new	2	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
Dulverton	Seddons	499,950	Detached	pre 1919	4	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	Seddons	299,000	Detached	1960-1979	3	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Seddons	285,000	Detached	1960-1979	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	Seddons	279,950	Terrace	pre 1919	3	0	.	.	.	✓	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.
	Seddons	278,000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Seddons	195,000	Semi-detached	1960-1979	3	0	.	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.
	Seddons	197,950	Terrace	pre 1919	2	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.
	Seddons	149,000	Flat	pre 1919	3	0
	Seddons	125,000	Flat	pre 1919	1	0
	Webbers	149,000	Flat	pre 1919	3	0
	Webbers	275,000	Terrace	pre 1919	3	0	✓
	Webbers	310,000	Detached	1960-1979	2	0	✓	✓	✓	✓
	Webbers	310,000	Terrace	pre 1919	3	0	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
Dulverton	Webbers	365,000	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Webbers	655,000	Detached	1920-1959	3	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.
	Webbers	695,000	Detached	pre 1919	3	11	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓
	Webbers	750,000	Detached	pre 1919	3	5	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.
	Seddons	115,000	Flat	pre 1919	1	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	Seddons	345,000	Detached	1980-1000	2	0	✓	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.
Dunster	Chanin and Thomas	145,000	Semi-detached	pre 1919	2	0	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	189,950	Semi-detached	1960-1979	2	0	.	.	.	✓	.	.	✓	.	✓	.	.	.	✓	.	.	.	.	✓
	Chanin and Thomas	220,000	Detached	1960-1979	2	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	225,000	Terrace	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	229,000	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	239,950	Terrace	pre 1919	2	0	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	410,000	Detached	pre 1919	5	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Chanin and Thomas	499,950	Detached	pre 1919	4	0	.	✓	.	✓	.	.	✓	.	.	.	✓	.	.	.	.	.	.	.
	Webbers	184,950	Terrace	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	Webbers	215,000	Terrace	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	295,000	Semi-detached	pre 1919	5	0	✓	.	.	✓
	Webbers	239,950	Terrace	pre 1919	2	0	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
Exford	Webbers	650,000	Detached	pre 1919	4	7	✓	.	.	.	.	✓	✓	✓	✓	.	.	.	.	.	.	✓	.
	Webbers	115,000	Flat	pre 1919	2	0
	Webbers	250,000	Semi-detached	1920-1959	2	0	.	.	.	✓	.	.	✓	.	✓
	Webbers	395,950	Detached	pre 1919	5	0	.	✓	.	.	.	✓	✓	✓
	Webbers	490,000	Detached	1960-1979	3	0	✓	✓	✓	.	✓	✓
Exford	Stags	895,000	Detached	pre 1919	4	20	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	✓
	Stags	250,000	Terrace	pre 1919	3	0	✓	✓	.	.	✓
Exmoor	Nance Kivell and Co.	895,000	Detached	pre 1919	4	20	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	✓
	Webbers	1,100,000	Detached	pre 1919	6	18	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	✓	✓	✓
Exton	Seddons	399,950	Detached	pre 1919	5	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓
	Seddons	205,000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓
	Seddons	199,000	Terrace	pre 1919	2	0	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Webbers	379,950	Detached	1960-1979	3	0	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	✓	.	✓
	Webbers	695,000	Detached	pre 1919	8	0	✓	✓	✓	.	.	✓
	Stags	310,000	Detached	pre 1919	4	0.36	✓	✓	✓	.	.	✓	✓	.
	My Property for sale	650,000	Detached	pre 1919	4	2.75	✓	✓	✓	.	✓	✓	.
Luccombe	Chanin and Thomas	425,000	Detached	1980-2000	4	0	✓	✓	✓	.	.	✓	✓	
Luxborough	Fox and Sons	560,000	Detached	pre 1919	5	1	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP			
	Webbers	395,000	Detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
Monksilver	Chanin and Thomas	209,950	Semi-detached	pre 1919	3	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Greenslade, Taylor and Hunt	750,000	Detached	pre 1919	4	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Greenslade, Taylor and Hunt	450,000	Detached	1920-1959	3	2.6	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.	.
	Jackson Stops and Staff	625,000	Detached	pre 1919	4	0	✓	.	.	✓	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.	.
	Stags	375,000	Terrace	pre 1919	4	0	.	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓
	Peter Radice Country Properties	365,000	Detached	pre 1919	3	0	✓	✓
	Chanin and Thomas	219,950	Terrace	pre 1919	3	0	✓	✓	.	✓
Old Cleeve	Chanin and Thomas	225,000	Terrace	pre 1919	4	0	✓	.	.	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.
	Chanin and Thomas	227,500	Semi-detached	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	285,000	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	625,000	Detached	1960-1979	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	✓	.	.	.	.
	Pointer Properties	285,000	Semi-detached	1960-1979	3	0	✓	✓	✓
	Webbers	149,950	Semi-detached	1960-1979	2	0	.	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	.	✓
	Webbers	299,950	Detached	1920-1959	3	0	✓	✓	✓	✓	
	Webbers	445,000	Detached	pre 1919	4	0	.	✓	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
	Stags	575,000	Detached	pre 1919	3	2	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	✓	.	.	✓
	Wilkie May and Tuckwood	315,000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	My Property for Sale	285,000	Detached	1960-1979	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓
Porlock	Chanin and Thomas	140,000	Terrace	1980-2000	3	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	205,000	Terrace	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	249,950	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	275,000	Detached	pre 1919	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	275,000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	275,000	Detached	pre 1919	3	0	.	.	.	✓	.	.	✓	.	✓	✓	.	.	.	.	.	.	.	✓
	Chanin and Thomas	325,000	Semi-detached	1920-1959	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
Porlock	Chanin and Thomas	439,500	Detached	pre 1919	5	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	450,000	Terrace	pre 1919	5	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	499,000	Detached	pre 1919	4	1.5	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	630,000	Detached	1960-1979	4	0.5	✓	.	.	.	.	✓	✓	✓	.	.	.	.	.	.	.	.	.	✓
	Chanin and Thomas	850,000	Detached	1920-1959	5	2.25	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	.	✓
	Fox and Sons	795,000	Detached	pre 1919	7	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Fox and Sons	625,000	Detached	pre 1919	6	1	✓	✓	✓	.	✓
Fox and Sons	290,000	Terrace	pre 1919	2	0	✓	✓	✓	

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	Fox and Sons	249,950	Detached	pre 1919	2	0	✓	.	✓	✓
	Jackson Stops and Staff	395,000	Flat	pre 1919	2	0	✓
	Pointer Properties	279,950	Semi-detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Pointer Properties	164,950	Terrace	1980-2000	3	0	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Seddons	317,000	Detached	1980-2000	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Strutt and Parker	1,950,000	Detached	pre 1919	6	27	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	✓	✓	.
	Strutt and Parker	500,000	Detached	pre 1919	3	2	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	✓
	Webbers	109,950	Flat	pre 1919	2	0	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	220,000	Flat	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	169,950	Flat	pre 1919	3	0	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	215,000	Semi-detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
Porlock	Webbers	229,950	Semi-detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Webbers	249,950	Detached	1960-1979	2	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓
	Webbers	275,000	Terrace	pre 1919	2	0	.	.	.	.	✓	✓	.	.	✓	.	✓	.	.	.	.	.	✓
	Webbers	365,000	Detached	1980-2000	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	375,000	Flat	pre 1919	2	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	Webbers	395,000	Detached	pre 1919	4	0	✓	✓	✓	.	✓	✓
	Webbers	395,000	Detached	pre 1919	5	0	.	.	.	✓	.	.	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
	Webbers	425,000	Detached	1980-2000	3	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Webbers	545,000	Detached	pre 1919	5	2	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Webbers	560,000	Detached	new	4	10.973	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	775,000	Detached	1920-1959	6	0	.	.	✓	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Webbers	795,000	Detached	pre 1919	8	2	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	My property for sale	695,000	Detached	1980-2000	4	0.33	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Wilkie May and Tuckwood	575,000	Detached	1960-1979	4	2.4	.	✓	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Housenetwo rk.co.uk	299,950	Terrace	pre 1919	3	0	.	.	.	.	.	.	✓	.	✓	.	.	.	.	.	.	.	.	.
	Wilkie May and Tuckwood	525,000	Detached	pre 1919	4	1.4	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	379,950	Detached	pre 1919	4	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	350,000	Detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	265,000	Semi-detached	1920-1959	2	0	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
Porlock	Wilkie May and Tuckwood	195,000	Terrace	1980-2000	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
Selworthy & Minehead Without	Jackson Stops and Staff	675,000	Detached	pre 1919	7	3	✓	✓	.	✓	✓	.
	Pointer Properties	395,000	Terrace	pre 1919	4	0	.	✓	✓	.	✓	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
	Pointer Properties	215,000	Semi-Detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	✓
	Rileysnelling.com	399,950	Detached	pre 1919	3	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓
	Webbers	189,950	Semi-Detached	1920-1959	3	0	.	.	.	.	.	✓	✓	.	.	.	.	.	✓	.	.	.	✓
	Webbers	219,950	Terrace	pre 1919	3	0	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
Timberscombe	Chanin and Thomas	219,950	Semi-detached	1920-1959	2	0	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	.
	Fox and Sons	290,000	Terrace	pre 1919	7	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	.
	Pointer Properties	575,000	Terrace	pre 1919	5	0	.	.	.	.	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	225,000	Detached	1920-1959	3	0	✓	.	.	✓	.	.	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	390,000	Terrace	pre 1919	5	0	.	.	.	.	.	.	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Webbers	435,000	Detached	1980-2000	5	0	.	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	229,950	Detached	1960-1979	3	0	.	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓
	Wilkie May and Tuckwood	260,000	Detached	pre 1919	3	0	✓	✓	✓
Winsford	Jackson Stops and Staff	975,000	Detached	pre 1919	7	9	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Seddons	499,950	Detached	1980-2000	4	0.5	.	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
Winsford	Webbers	795,000	Detached	1920-1959	5	2.33	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	.
	Webbers	185,000	Terrace	pre 1919	2	0	.	✓	✓	.	✓	✓
	Webbers	475,000	Detached	pre 1919	3	0.5	✓	✓	.	✓	✓

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Parish	Estate Agent	Price of Property	Type of Dwelling	Age of Dwelling	No. of beds	Land (acres)	SG	DG	TG	FY	RY	FG	RG	SP	OB	WS	PP	AT	XLA	Annexe	Additional Dwelling(s)	Stables	Used ENP	
Withypool & Hawkrigde	Webbers	895,000	Detached	pre 1919	5	7	✓	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	✓	✓
	Knight Frank	1,650,000	Detached	1920-1959	7	19	.	.	.	.	.	✓	✓	✓	.	.	.	.	.	.	.	.	✓	✓
Wootton Courtenay	Chanin and Thomas	775,000	Detached	pre 1919	5	11	.	.	.	.	.	✓	✓	.	✓	✓	.	.	.	.	.	.	✓
	Chanin and Thomas	575,000	Detached	1960-1979	5	2	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Fox and Sons	500,000	Detached	pre 1919	4	0	.	✓	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	.
	Fox and Sons	500,000	Detached	1920-1959	5	1.5	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	.	✓
	Jackson Stops and Staff	895,000	Detached	pre 1919	4	10	.	✓	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	✓	.
	Webbers	360,000	Semi-detached	pre 1919	3	0	✓	.	.	.	.	✓	✓	.	.	.	.	.	.	.	.	.	.	✓
	Webbers	795,000	Detached	1920-1959	5	10	✓	.	.	.	.	✓	✓	✓	✓	.	.	.	.	.	.	.	✓	✓
	Stags	275,000	Detached	pre 1919	3	0	.	.	.	.	.	✓	✓	.	.	✓	.	.	.	.	.	.	.	✓
	Webbers	450,000	Detached	pre 1919	3	0.5	.	.	.	.	.	✓	✓	.	✓	.	.	.	.	.	.	.	✓	.

Table 11: Property details for the 2011 Annual House Price Survey

Appendix 2:

Estate Agents (websites) used for this survey:

- Bairstow eves countrywide
- Bond Oxborough Phillips
- Chanin & Thomas
- David Mirow
- Exmoor Properties
- Fox & Sons
- Great Western Homes
- Greenslade, Taylor & Hunt
- Hosegood Ford
- Housenetwork.co.uk
- Humberts
- Jackson-Stops & Staff
- John Smale
- Knight Frank
- My Property for Sale
- Nancekivell & Co.
- Nova Homes
- Peter Radice Country Properties
- Phillips Smith & Dunn
- Pointer Properties
- Richardsons
- Rileysnelling.com
- Rowlandson & Gardner
- Savills
- Seddons
- Stags
- Strutt & Parker
- Taylor Underwood
- Webbers
- Wilkie May and Tuckwood

Property website used for this survey

- Rightmove.co.uk

Newspaper Property Sections used for this survey:

- West Somerset Free Press
- North Devon Journal
- Somerset County Gazette
- Western Morning News

Endnotes

¹Data obtained from: Nationwide House Price Index (July 2011) p.2
<http://www.nationwide.co.uk/hpi/review.htm>

²The average house prices for the South West and England & Wales are based on the quarterly figures obtained from the Land Registry (April – June 2011) based on actual contract prices, while those for Exmoor are based on advertised asking prices over a two week period during July. p.2

³Mean Average: the mean average is the sum of all the house prices collected, divided by the number of results. This is the most commonly used type of average. p.2

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

⁵Land Registry House Price Index for July 2011 (August 2011) p.5
<http://www1.landregistry.gov.uk/houseprices/>

⁶ The mean average annual household income at Postcode Level – provided by CACI. p.13

⁷The mean average of: Households in the lower 25% of the average household income. p.13

⁸Data obtained from: Median Lower Quartile Household Income at Postcode Level (CACI). p.13

⁹ Council for Mortgage Lenders (2010) <http://www.clm.org.uk> p.14

¹⁰ Self build is a means of achieving owner occupied housing p.15

¹¹Source: Land Registry – Crown Copyright Reserved (excluding the ‘Exmoor’ averages). p.19