

Appendix 4:

Comparison of NPS and DTZ Average Sale Price and Floor Area Assumptions

EDEN VALLEY SOUTH

ANALYSIS SUMMARY					
Number of Houses		Analysis of above data		DTZ 2009 Figures	
		Sale / Ask Price	£ per ft2	Sale Price	£ per ft2
10	2 Bed Ave	£127,709	£172	£150,000	£167
89	3 Bed Ave	£171,178	£174	£210,000	£162
55	4 Bed Ave	£239,158	£176	£250,000	£135
		Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)
10	2 Bed Ave	741	68.8	900	83.6
89	3 Bed Ave	983	91.4	1,300	120.8
55	4 Bed Ave	1,361	126.5	1,850	171.9

EDEN VALLEY NORTH

ANALYSIS SUMMARY					
Number of Houses		Analysis of above data		DTZ 2009 Figures	
		Sale / Ask Price	£ per ft2	Sale Price	£ per ft2
12	3 Bed Ave	£167,607	£164	£225,000	£173
19	4 Bed Ave	£294,710	£183	£290,000	£157
		Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)
12	3 Bed Ave	1,022	95.0	1,300	120.8
19	4 Bed Ave	1,610	149.7	1,850	171.9

PENRITH

ANALYSIS SUMMARY					
Number of Houses		Analysis of above data		DTZ 2009 Figures	
		Sale / Ask Price	£ per ft2	Sale Price	£ per ft2
8	2 Bed Ave	£137,744	£212	£130,000	£173
29	3 Bed Ave	£192,397	£192	£190,000	£200
15	4 Bed Ave	£285,540	£191	£220,000	£200
		Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)
8	2 Bed Ave	648	60.3	750	69.7
29	3 Bed Ave	1,003	93.2	950	88.3
15	4 Bed Ave	1,496	139.1	1,100	102.2