

Story	Birkbeck Gardens	Kirkby Stephen	Eden South	4BedDetHse	1,338	124.3	£249,950	£2,010	£187	Developer provisional prices
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	4BedDetHse	1,338	124.3	£249,950	£2,010	£187	Developer provisional prices
	Millerstone Rise	Kirkby Thore	Eden South	4BedDetHse	1,291	120	£190,000	£1,583	£147	New Build 1999
	Somerwood Close	Long Marton	Eden South	4BedSemHse	1,130	105	£195,000	£1,857	£173	New Build 2000
	Dover Mews	Shap	Eden South	4BedMterHse	1,205	112	£185,000	£1,652	£154	New Build 2007
	Eden Meadows	Temple Sowerby	Eden South	4BedDetHse	1,334	124	£215,000	£1,734	£161	New Build 2002
Cumbrian	Templars Court	Temple Sowerby	Eden South	4BedMterHse	1,689	157	£295,000	£1,879	£175	Reduced from £325K
	The Croft	Warcop	Eden South	4BedSemHse	1,313	122	£219,000	£1,795	£167	New Build 2001

Analysis of above data			DTZ 2009 Figures		Asking prices reduced by 6% to equate to sales prices
	Asking Price	£ per ft2	Sale Price	£ per ft2	
2 Bed High	£164,500	£204	£180,000	£200	
3 Bed High	£220,900	£238	£255,000	£196	
4 Bed High	£352,500	£195	£310,000	£168	
2 Bed Average	£124,584	£174	£150,000	£167	DTZ 'Mid' Figure taken to as being average
3 Bed Average	£166,104	£174	£210,000	£162	DTZ 'Mid' Figure taken to as being average
4 Bed Average	£235,959	£174	£250,000	£135	DTZ 'Mid' Figure taken to as being average
2 Bed Low	£109,933	£161	£120,000	£133	
3 Bed Low	£142,453	£128	£165,000	£127	
4 Bed Low	£175,750	£147	£200,000	£108	
	Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)	
2 Bed Averages	716	66.5	900	83.6	
3 Bed Averages	952	88.9	1,300	120.8	
4 Bed Averages	1,358	126.2	1,850	171.9	

Sale Prices Transactions from 01/01/2011											Asking Price		
Developer	Development	Settlement	Market Area	Property Type	Floor Area (Ft2)	Floor Area (m2)	Sale Price	£ per m2	£ per ft2	Date of Sale			
Russell Armer	Rivington Park	Appleby	Eden South	2BedSemHse	732	68	£125,000	£1,838	£171	25/03/2013	New Build 2003		
	Somerwood Close	Long Marton	Eden South	2BedMterHse	721	67	£120,000	£1,791	£166	24/01/2011	New Build 2000		
Paul Elliott	The Old Sawmill	Warcop	Eden South	2BedSemHse	940	87.4	£160,000	£1,831	£170	26/03/2012			
Russell Armer	Rivington Park	Appleby	Eden South	3BedSemHse	775	72	£169,000	£2,347	£218	04/05/2012	New Build 2004	£180,000	Mar-12
Russell Armer	Rivington Park	Appleby	Eden South	3BedSemHse	968	90	£195,000	£2,167	£201	14/09/2012	New Build 2004	£219,750	Mar-12
Russell Armer	Rivington Park	Appleby	Eden South	3BedSemHse	1,054	98	£217,000	£2,214	£206	29/06/2012	New Build 2004	£225,000	Mar-12
Russell Armer	Rivington Park	Appleby	Eden South	3BedDetHse	1,119	104	£183,000	£1,760	£164	19/09/2012	New Build 2004	£195,000	Mar-12
	Westmorland Rise	Appleby	Eden South	3BedSemHse	1,356	126	£174,000	£1,381	£128	25/10/2012		£179,500	Aug-12
	Grahams Rigg	Bolton	Eden South	3BedMterHse	1,151	107	£182,000	£1,710	£159	15/07/2011	New Build 2002		
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£164,950	£2,118	£197	08/10/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£167,260	£2,148	£200	30/11/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£154,802	£1,988	£185	30/11/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£164,000	£2,106	£196	25/01/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£155,752	£2,000	£186	25/01/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£151,002	£1,939	£180	15/02/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£149,353	£1,918	£178	27/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	1070	99.4	£177,553	£1,785	£166	22/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	1070	99.4	£182,352	£1,834	£170	28/03/2013			
	Crown Inn Fields	Morland	Eden South	3BedDetHse	1,054	98	£150,000	£1,531	£142	25/05/2012	New Build 1999		
	Peggy Nut Croft	Shap	Eden South	3BedSemHse	968	90	£195,000	£2,167	£201	18/12/2012	New Build 2002		
	Eden Meadows	Temple Sowerby	Eden South	3BedLkDetHse	1,054	98	£195,000	£1,990	£185	03/05/2012	New Build 2002	£209,750	Feb-12
	Eden Meadows	Temple Sowerby	Eden South	3BedLkDetHse	1,076	100	£180,000	£1,800	£167	19/08/2011	New Build 2002		
Cumbrian	Templars Court	Temple Sowerby	Eden South	3BedDetHse	1,227	114	£190,000	£1,667	£155	25/06/2013	Reduced from £215K		
Cumbrian	Templars Court	Temple Sowerby	Eden South	3BedSemiHse	1,323	123	£280,000	£2,276	£212	21/02/2013	Reduced from £296K		
Paul Elliott	The Old Sawmill	Warcop	Eden South	3BedSemHse	1,109	103.1	£190,000	£1,843	£171	16/03/2012			
	The Croft	Warcop	Eden South	3BedLkDetHse	1,237	115	£220,000	£1,913	£178	24/02/2012	New Build 1999	£225,000	Dec-11
Paul Elliott	The Old Sawmill	Warcop	Eden South	3BedSemHse	1,350	125.5	£249,999	£1,992	£185	08/08/2012			
	Grahams Rigg	Bolton	Eden South	4BedDetHse	1,431	133	£284,000	£2,135	£198	25/06/2012	New Build 2003	£287,000	Feb-12
Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,311	121.8	£265,950	£2,183	£203	27/03/2013			
Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,338	124.3	£272,950	£2,195	£204	27/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	4BedDetHse	1,262	117.3	£254,751	£2,172	£202	22/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	4BedDetHse	1,338	124.3	£274,025	£2,204	£205	27/03/2013			
	Frankland Park	Orton	Eden South	4BedDetHse	1,625	151	£240,000	£1,589	£148	12/07/2012	New Build 2000	£285,000	May-12

Analysis of above data			DTZ 2009 Figures		Sale Price as average % of Asking Price
	Sale Price	£ per ft2	Sale Price	£ per ft2	
2 Bed High	£160,000	£171	£180,000	£200	
3 Bed High	£280,000	£218	£255,000	£196	
4 Bed High	£284,000	£205	£310,000	£168	
2 Bed Average	£135,000	£169	£150,000	£167	DTZ 'Mid' Figure taken to as being average
3 Bed Average	£184,918	£179	£210,000	£162	DTZ 'Mid' Figure taken to as being average
4 Bed Average	£265,279	£192	£250,000	£135	DTZ 'Mid' Figure taken to as being average
2 Bed Low	£120,000	£166	£120,000	£133	
3 Bed Low	£149,353	£142	£165,000	£127	
4 Bed Low	£240,000	£148	£200,000	£108	
	Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)	
2 Bed Averages	798	74.1	900	83.6	
3 Bed Averages	1,035	96.2	1,300	120.8	
4 Bed Averages	1,384	128.6	1,850	171.9	

Sale Price as average % of Asking Price
93.8%

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

ANALYSIS SUMMARY (New Homes Only)						
Number of Houses	Analysis of above data		DTZ 2009 Figures			
	Sale / Ask Price	£ per ft2	Sale Price	£ per ft2		
8	2 Bed Average	£129,011	£173	£150,000	£167	DTZ 'Mid' Figure taken to as being average
68	3 Bed Average	£167,576	£179	£210,000	£162	DTZ 'Mid' Figure taken to as being average
43	4 Bed Average	£241,106	£178	£250,000	£135	DTZ 'Mid' Figure taken to as being average
	All House Ave	£191,553				
		Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)	
8	2 Bed Averages	744	69.1	900	83.6	
68	3 Bed Averages	936	87.0	1,300	120.8	
43	4 Bed Averages	1,356	126.0	1,850	171.9	Average for all Houses

ANALYSIS SUMMARY (Re-Sale Homes Only)						
Number of Houses	Analysis of above data		DTZ 2009 Figures			
	Sale / Ask Price	£ per ft2	Sale Price	£ per ft2		
21	2 Bed Average	£122,500	£169	£150,000	£167	DTZ 'Mid' Figure taken to as being average
21	3 Bed Average	£182,839	£179	£210,000	£162	DTZ 'Mid' Figure taken to as being average
12	4 Bed Average	£232,176	£168	£250,000	£135	DTZ 'Mid' Figure taken to as being average
	All House Ave	£196,306				
		Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)	
21	2 Bed Averages	726	67.5	900	83.6	
21	3 Bed Averages	1,022	95.0	1,300	120.8	
12	4 Bed Averages	1,378	128.1	1,850	171.9	Average for all Houses

New Homes as % of Re-sale Homes
97.6%

Appendix 3: Average House Price and Floor Area Analysis

New and Recently Built (Post 1996) House Price Analysis - Penrith

Black font relates to houses built within two years

Red font relates to properties houses built within last 17 years to modern specification

Asking Prices

Developer	Development	Settlement	Market Area	Property Type	Floor Area (Ft2)	Floor Area (m2)	Asking Price	£ per m2	£ per ft2	
Russell Armer	Cambridge Drive	Penrith	Penrith	3BedMterHse	721	67	£139,950	£2,089	£194	
Russell Armer	Cambridge Drive	Penrith	Penrith	3BedETerHse	721	67	£144,950	£2,163	£201	
		Penrith	Penrith	3BedDetHse	893	83	£240,000	£2,892	£269	New Build 1996 (circa)
		Penrith	Penrith	3BedDetHse	829	77	£215,000	£2,792	£259	New Build 1998 (circa)
	Pategill	Penrith	Penrith	3BedSemHse	861	80	£159,000	£1,988	£185	New Build 2000
	Pategill	Penrith	Penrith	3BedSemHse	925	86	£152,500	£1,773	£165	New Build 2002
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	936	87	£250,000	£2,874	£267	New Build 1998
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	968	90	£175,000	£1,944	£181	New Build 1999 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	968	90	£235,000	£2,611	£243	New Build 2002/03
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,011	94	£240,000	£2,553	£237	New Build 2000
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,162	108	£205,000	£1,898	£176	New Build 1999
		Penrith	Penrith	4BedDetHse	1,001	93	£275,000	£2,957	£275	New Build 2002 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,162	108	£240,000	£2,222	£207	New Build 2000
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,388	129	£250,000	£1,938	£180	New Build 2002/03
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,754	163	£399,950	£2,454	£228	New Build 2003
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,765	164	£280,000	£1,707	£159	New Build 2000
	New Streets	Penrith	Penrith	4BedDetHse	1,905	177	£385,000	£2,175	£202	New Build 2001

Analysis of above data		DTZ 2009 Figures		Asking prices reduced by circa 6% to equate to sales prices
Asking Price	£ per ft2	Sale Price	£ per ft2	
3 Bed High	£235,000	£253	£220,000	£232
4 Bed High	£375,953	£258	£240,000	£218
3 Bed Average	£184,274	£203	£190,000	£200
4 Bed Average	£286,692	£192	£220,000	£200
3 Bed Low	£131,553	£155	£165,000	£174
4 Bed Low	£225,600	£149	£180,000	£164
	Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)	Floor Area (m2)
3 Bed Averages	909	84.5	950	88.3
4 Bed Averages	1,496	139.0	1,100	102.2

Sale Prices

Transactions from 01/01/2011

Developer	Development	Settlement	Market Area	Property Type	Floor Area (Ft2)	Floor Area (m2)	Sale Price	£ per m2	£ per ft2	Date of Sale	
	Pategill	Penrith	Penrith	2BedSemHse	549	51	£145,000	£2,843	£264	14/01/2013	New Build 1998 (circa)
	Pategill	Penrith	Penrith	2BedMterHse	581	54	£110,000	£2,037	£189	17/06/2013	New Build 1996 (circa)
	Pategill	Penrith	Penrith	2BedETerHse	603	56	£131,000	£2,339	£217	14/03/2011	New Build 1996 (circa)
		Penrith	Penrith	2BedSemHse	624	58	£139,000	£2,397	£223	12/12/2011	New Build 2000
Cumbrian	Carleton Heights	Penrith	Penrith	2BedSemHse	678	63	£149,950	£2,380	£221	21/02/2013	New Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	689	64	£156,000	£2,438	£227	16/05/2011	New Build 1999 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	2BedETerHse	721	67	£146,000	£2,179	£203	15/07/2013	New Build 1996 (circa)
	Beatham Court	Penrith	Penrith	2BedMterHse	742	69	£125,000	£1,812	£168	31/05/2013	New Build 1999
		Penrith	Penrith	3BedSemHse	742	69	£148,000	£2,145	£199	14/10/2011	New Build 2002
Cumbrian	Carleton	Penrith	Penrith	3BedSemHse	775	72	£140,000	£1,944	£181	10/08/2011	New Build 1998 (circa)
	Carleton Heights	Penrith	Penrith	3BedSemHse	807	75	£196,000	£2,613	£243	27/06/2011	New Build 1998 (circa)
		Penrith	Penrith	3BedSemHse	839	78	£170,000	£2,179	£203	27/11/2012	New Build 1996 (circa)
	Pategill	Penrith	Penrith	3BedSemHse	861	80	£150,000	£1,875	£174	29/08/2012	New Build 1996 (circa)
	Carleton	Penrith	Penrith	3BedSemHse	861	80	£175,000	£2,188	£203	24/05/2013	New Build 1998 (circa)
	Pategill	Penrith	Penrith	3BedSemHse	893	83	£152,000	£1,831	£170	24/12/2012	New Build 1996 (circa)
		Penrith	Penrith	3BedDetHse	925	86	£188,500	£2,192	£204	18/02/2011	New Build 2002 (circa)
		Penrith	Penrith	3BedDetHse	1,001	93	£270,000	£2,903	£270	24/07/2012	New Build 1997 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,054	98	£243,000	£2,480	£230	26/10/2012	New Build 2002
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,076	100	£240,000	£2,400	£223	07/03/2011	New Build 2002
		Penrith	Penrith	3BedSemHse	1,098	102	£175,000	£1,716	£159	04/10/2012	New Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,119	104	£235,000	£2,260	£210	01/05/2013	New Build 2003
		Penrith	Penrith	3BedSemHse	1,216	113	£185,000	£1,637	£152	01/07/2012	New Build 1998 (circa)
		Penrith	Penrith	3BedDetHse	1,323	123	£215,000	£1,748	£162	15/10/2012	New Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,431	133	£210,000	£1,579	£147	28/09/2011	New Build 2001 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,474	137	£180,000	£1,314	£122	27/09/2012	New Build 2000
		Penrith	Penrith	3BedDetHse	1,603	149	£280,000	£1,879	£175	02/02/2012	New Build 1997 (circa)
		Penrith	Penrith	4BedSemHse	936	87	£175,000	£2,011	£187	22/03/2013	New Build 1998 (circa)
		Penrith	Penrith	4BedSemHse	947	88	£204,950	£2,329	£216	16/09/2011	New Build 1998 (circa)
	Carleton Meadows	Penrith	Penrith	4BedDetHse	1,270	118	£340,000	£2,881	£268	04/07/2013	New Build 1998 (circa)
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,539	143	£250,000	£1,748	£162	03/01/2013	New Build 2000
	Sandath Gardens	Penrith	Penrith	4BedDetHse	1,582	147	£400,000	£2,721	£253	21/06/2013	New Build 1998 (circa)
	Carleton Heights	Penrith	Penrith	4BedDetHse	1,603	149	£250,000	£1,678	£156	12/01/2012	New Build 2000
	Sandath Gardens	Penrith	Penrith	4BedDetHse	1,603	149	£410,000	£2,752	£256	21/03/2011	New Build 1998 (circa)
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,840	171	£248,000	£1,450	£135	14/09/2012	New Build 2000
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	2,152	200	£285,000	£1,425	£132	17/11/2011	New Build 2000

Analysis of above data		DTZ 2009 Figures	
Sale Price	£ per ft2	Sale Price	£ per ft2
2 Bed High	£156,000	£264	£150,000
3 Bed High	£243,000	£270	£220,000
4 Bed High	£410,000	£268	£240,000
2 Bed Average	£137,744	£212	£130,000
3 Bed Average	£197,361	£186	£190,000
4 Bed Average	£284,772	£190	£220,000
2 Bed Low	£110,000	£168	£115,000
3 Bed Low	£140,000	£122	£165,000
4 Bed Low	£175,000	£132	£180,000
	Floor Area (Ft2)	Floor Area (m2)	Floor Area (Ft2)
2 Bed Averages	648	60.3	750
3 Bed Averages	1,061	98.6	950
4 Bed Averages	1,497	139.1	1,100

DTZ 'Mid' Figure taken to as being average
DTZ 'Mid' Figure taken to as being average
DTZ 'Mid' Figure taken to as being average

ANALYSIS SUMMARY

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

DTZ 'Mid' Figure taken to as being average
DTZ 'Mid' Figure taken to as being average
DTZ 'Mid' Figure taken to as being average

Appendix 3: Average House Price and Floor Area Analysis

New and Recently Built (Post 1996) House Price Analysis - Eden Valley North

Black font relates to houses built within two years

Red font relates to properties houses built within last 17 years to modern specification

Asking Prices

Developer	Development	Settlement	Market Area	Property Type	Floor Area (ft2)	Floor Area (m2)	Asking Price	£ per m2	£ per ft2	
Cumbrian	Otters Holt	Culgaith	Eden North	3BedDetHse	1278	119	£262,000	£2,205	£205	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£165,000	£1,813	£169	Reduced from £175K
	Powleys Garth	Langwathby	Eden North	3BedDetHse	1,044	97	£210,000	£2,165	£201	New Build 2006
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	1580	147	£330,000	£2,248	£209	
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	1636	152	£339,000	£2,230	£207	
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	1636	152	£369,000	£2,428	£226	
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	1827	170	£380,000	£2,238	£208	
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	2022	188	£419,000	£2,230	£207	
	Elm Close	High Heskett	Eden North	4BedDetHse	1496	139	£279,000	£2,007	£187	New Build 2003
	Low Farm	Langwathby	Eden North	4BedDetHse	1453	135	£345,000	£2,556	£238	New Build 2002
	Low Mill	Langwathby	Eden North	4BedDetHse	1377	128	£235,000	£1,836	£171	New Build 2000
	Seat Hill	Lazonby	Eden North	4BedDetHse	1356	126	£295,000	£2,341	£218	New Build 1998 (circa)
	High Seat Hill	Lazonby	Eden North	4BedDetHse	1549	144	£349,950	£2,430	£226	New Build 2004
	High Seat Hill	Lazonby	Eden North	4BedDetHse	1582	147	£325,000	£2,211	£205	New Build 2004

Analysis of above data			DTZ 2009 Figures		Asking prices reduced by circa 6% to equate to sales prices
	Asking Price	£ per ft2	Sale Price	£ per ft2	
3 Bed High	£246,280	£193	£250,000	£192	
4 Bed High	£393,860	£223	£315,000	£170	
3 Bed Average	£199,593	£181	£225,000	£173	
4 Bed Average	£313,272	£197	£290,000	£157	
3 Bed Low	£155,100	£158	£215,000	£165	
4 Bed Low	£220,900	£160	£270,000	£146	
	Floor Area (ft2)	Floor Area (m2)	Floor Area (ft2)	Floor Area (m2)	
3 Bed Averages	1,100	102.3	1,300	120.8	
4 Bed Averages	1,592	148.0	1,850	171.9	

Sale Prices

Transactions from 01/01/2011

Developer	Development	Settlement	Market Area	Property Type	Floor Area (ft2)	Floor Area (m2)	Sale Price	£ per m2	£ per ft2	Date of Sale	
	Chestnut Close	Culgaith	Eden North	3BedLkDetHse	1044	97	£197,500	£2,036	£189	16/03/2012	New Build 2002
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	07/10/2011	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	18/11/2011	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	11/05/2012	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	11/04/2012	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	26/02/2013	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£140,000	£1,538	£143	09/10/2012	
R McManus	Coopers Close	High Heskett	Eden North	3BedSemHse	979	91	£170,000	£1,868	£174	28/03/2013	
	Eden Park	Kirkoswald	Eden North	3BedDetHse	1065	99	£205,000	£2,071	£192	24/08/2012	New Build 2000
Cumbrian	Otters Holt	Culgaith	Eden North	4BedDetHse	1722	160	£375,000	£2,344	£218	19/09/2011	
	Elm Close	High Heskett	Eden North	4BedDetHse	1517	141	£249,500	£1,770	£164	03/01/2013	New Build 2008 (NB - was prev sold 29 Aug 2008 - £315K)
	Stonecroft Gdns	High Heskett	Eden North	4BedDetHse	1592	148	£240,000	£1,622	£151	19/09/2012	New Build 2005
	Stonecroft Gdns	High Heskett	Eden North	4BedDetHse	1592	148	£240,000	£1,622	£151	25/11/2011	New Build 2005
	Low Mill	Langwathby	Eden North	4BedDetHse	1356	126	£219,000	£1,738	£162	20/08/2011	New Build 1999
	Lamb Lea	Lazonby	Eden North	4BedDetHse	1775	165	£250,000	£1,515	£141	10/05/2013	New Build 1999
	Lamb Lea	Lazonby	Eden North	4BedDetHse	1786	166	£265,000	£1,596	£148	01/05/2013	New Build 2000
	Eden Park	Kirkoswald	Eden North	5BedDetHse	1743	162	£315,000	£1,944	£181	17/08/2012	New Build 2000

Analysis of above data			DTZ 2009 Figures		DTZ 'Mid' Figure taken to as being average
	Sale Price	£ per ft2	Sale Price	£ per ft2	
3 Bed High	£205,000	£192	£250,000	£192	
4 Bed High	£375,000	£218	£315,000	£170	
3 Bed Average	£156,944	£158	£225,000	£173	
4 Bed Average	£269,188	£165	£290,000	£157	
3 Bed Low	£140,000	£143	£215,000	£165	
4 Bed Low	£219,000	£141	£270,000	£146	
	Floor Area (ft2)	Floor Area (m2)	Floor Area (ft2)	Floor Area (m2)	
3 Bed Averages	996	92.6	1,300	120.8	
4 Bed Averages	1,636	152.0	1,850	171.9	

ANALYSIS SUMMARY

Number of Houses	Analysis of above data			DTZ 2009 Figures		DTZ 'Mid' Figure taken to as being average
	Sale / Ask Price	£ per ft2	Sale Price	£ per ft2		
12	£167,607	£164	£225,000	£173		
19	£294,710	£183	£290,000	£157		
	Floor Area (ft2)	Floor Area (m2)	Floor Area (ft2)	Floor Area (m2)		
12	1,022	95.0	1,300	120.8		
19	1,610	149.7	1,850	171.9		

ZOOPLA ZED-INDEX

	All Residential	Semi-Deatched	
CA4	£236,858	£188,403	High Heskett (also Ainstable, Armathwaite, Cumwhinton, Great Corby, Ivegill, Warwick Bridge, Wetheral etc)
CA9	£176,829	£145,661	Alston, Nenthead (also Garrigill)
CA10	£246,335	£204,908	Brougham, Clifton, Crosby Ravensworth, Culgaith, Kirkby Thore, Kirkoswald, Langwathby, Lazonby, Morland, Orton, Penrith (Carleton Hall area), Shap, Tebay, Temple Sowerby (also Bampton, Pooley Bridge)
CA11	£214,441	£182,950	Dacre, Greystoke, Penrith (all except Carleton Hall area) (also Glenridding, Matteredale, Mungrisedale, Patterdale)
CA16	£207,136	£171,895	Appleby, Bolton, Great Asby, Long Marton, Warcop
CA17	£215,781	£192,357	Brough, Crosby Garrett, Kirkby Stephen, Mallerstang, Ravenstonedale, Stainmore

The Zed-Index is the average property value in a given area based on current Zoopla Estimates