## Appendix 3: Average House Price and Floor Area Analysis

New and Recently Built (Post 1996) House Price Analysis - Eden Valley South Black font relates to houses built within the last two years Red font relates to properties houses built within last 17 years to modern specification

Proceedings   Proceeding   Pr	Asking Prices	1									
Section	Developer	Development	Settlement	Market Area	Property Type				£ per m2	£ per ft2	
	Story					711	66.1	£122,000			
Beliebe Account   Description   Descriptio		Clifton Hill	Clifton	Eden South	2BedETerHse	650	60.4	£116,950	£1,936	£180	Developer provisional prices
											Developer provisional prices
Page											Developer provisional prices
March Company   March Compan	Russell Armer	Rivington Park	Appleby	Eden South	3BedSemHse	764	71	£149,950	£2,112	£196	New Build 2003
Down Age	Story					925	86				
Description		0									
Vale Holland   Company	Story	Cross Lane	Appleby	Eden South	3BedDetHse	1031	95.8	£199,000	£2,077	£193	Developer provisional prices
Number of the	Story										
Care			Appleby								New Build 2000 (circa)
Barry   Child Hill   Child		Clifton Hill	Clifton	Eden South	3BedETerHse	847	78.7	£164,950	£2,095	£195	
Cheen   111											
Color   Colo								,			
Chennel   Ching	Story	Clifton Hill	Clifton	Eden South	3BedSemHse	847	78.7	£164,950	£2,095	£195	Developer provisional prices
Citize   Mill   Citize   Cit											
College   Coll											
Chron-relate	Story	Clifton Hill	Clifton	Eden South	3BedSemHse	1,070	99.4	£179,950	£1,810	£168	Developer provisional prices
State											
Storewark Garm											
Start   Company   Compan	Otory	Stoneworks Garth	Crosby R'worth	Eden South	3BedDetHse	1,044	97.0	£225,000	£2,320	£216	
State   State   Content   State   St	Story										, ,
Story											
Service   Bedebook Gardens   Kritzy Stephen   Centrol Sculpt   Centrol S	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£154,950	£1,990	£185	Developer provisional prices
Solid											
Sorty	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£154,950	£1,990	£185	Developer provisional prices
Story	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£162,950	£2,092	£194	Developer provisional prices
Service											Developer provisional prices
Service	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedMTerHse	838	77.9	£154,950	£1,990	£185	Developer provisional prices
Service   Birkseck Gardens   Scripty Stephen   Service				Eden South				,			
Sarry   Briston-C Sourdon   Kristy Stephen   Eden South   BadeSameHele   B38   77.9   £145,450   £1.900   £1.											
Story	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£154,950	£1,990	£185	Developer provisional prices
Story			Kirkby Stephen			838	77.9	,	£1,990	£185	
Story											Developer provisional prices
Story   Birkbock Gardens   Girkly Stephen   Elen South   38ed/Semfelse   1,070   99.4   £185.500   £1,855   £175   50ewakeye provisional price   500	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	1,070	99.4	£185,500	£1,865	£173	Developer provisional prices
Story   Birkhock Garderns   Kirkly Stephen   Eden South   38ed-Delthe   1,070   99.4   £185.500   £1,856   £1,856   £17.5   6 perchaper provisional prizes   \$1.0000   \$1.0000   \$1.0000   \$1.0000   \$1.0000   \$			Kirkby Stephen								
Story   Birkbeck Garders   Kirkly Stephen   Eden South   38edDeHse   1,070   99.4   £185.500   £1,185   £173   \$20eestager provisional prizes   \$20.500   \$2.500   \$2.111   £196   \$2.500   \$2			, ,								
Story	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedDetHse	1,070	99.4	£185,500	£1,865	£173	Developer provisional prices
Story			Kirkby Stephen								
Story   Birkbeck Gardens   Kirkby Stephen   Eden South   38ed/DePt-tes   1,070   99.4   11   117,000   1,157   117   New Build 2001											
Cown Inn Flields   Morfand   Eden South   SeedDeletes   1,039   77   2209,950   12,727   223   New Build 1999		Birkbeck Gardens	Kirkby Stephen	Eden South	3BedDetHse	1,070	99.4	£185,500	£1,865	£173	Developer provisional prices
Screen Croft   Shap   Eden South   Bead Selective   1,270   116   152,250,000   E1,907   E1,77   New Build 1997					3BedDetHse	829				£253	New Build 1999
Paul Elliott Ne Old Sawmill Warcop											
Story   Cross Lane   Appleby   Eden South	David Elliant	Galloper Park	Tebay	Eden South	3BedDetHse	1,270	118	£225,000	£1,907	£177	
Story   Cross Lane   Appleby   Eden South   AbedMTerfsee   1,142   106.1   £185,000   £1,743   £182   Developer provisional prices	_										Developer provisional prices
Story   Cross Lane   Appleby   Eden South   ABedSemHse   1,142   106.1   E190,000   E1,790   E166   Developer provisional prices								£188,000 £185.000			
Story   Cross Lane   Appleby   Eden South   BedDetHse   1,338   124,3   1228,000   £2,075   £193   Developer provisional prices	Story	Cross Lane	Appleby	Eden South	4BedSemHse	1,142	106.1	£190,000	£1,790	£166	Developer provisional prices
Caesars View		_									
Story   Cross Lane   Appleby   Eden South   48edDeHtse   1,648   153.2   £282,000   £1,841   £171   Developer provisional prices	Story										
Russel Amer   Rivington Park   Appleby   Eden South   Ede		Cross Lane	Appleby	Eden South	4BedDetHse	1,648	153.2	£282,000	£1,841	£171	Developer provisional prices
Brougham Hall Goln   Brougham   Eden South   ABedDetHse   1,937   180   2375,000   £2,083   £194   New Build 1999 (circa)											
Story   Clifton Hill   Clifton   Eden South   4BedDetHse   1,262   117.3   £239,950   £2,046   £190   Developer provisional prices								,			
Story   Cliffton Hill   Cliffton   Eden South   ABedDelHse   1,262   117.3   17.29,950   22,131   198   Eden   Story   Cliffton   Eden South   ABedDelHse   1,262   117.3   17.29,950   22,046   190   Developer provisional prices   Story   Cliffton   Hill   Cliffton   Eden South   ABedDelHse   1,262   117.3   17.3   17.39,950   22,046   190   Developer provisional prices   Story   Cliffton   Hill   Cliffton   Eden South   ABedDelHse   1,262   117.3   17.3   17.39,950   22,046   190   Developer provisional prices   Story   Cliffton   Hill   Cliffton   Eden South   ABedDelHse   1,311   121.8   17.3		Clifton Hill	Clifton	Eden South	4BedDetHse	1,262	117.3	£239,950	£2,046	£190	Developer provisional prices
Story   Clifton Hill   Clifton   Eden South   ABedDetHse   1,262   117.3   £239,950   £2,046   £190   Developer provisional prices											Developer provisional prices
Story   Clifton Hill   Clifton   Eden South   ABedDetHse   1,262   117.3   £239,950   £2,046   £190   Developer provisional prices	- *										
Story Clifton Hill Clifton Eden South 4BedDetHse 1,311 121.8 £244,950 £2,010 £187 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,311 121.8 £271,950 £2,232 £207 Story Clifton Hill Clifton Eden South 4BedDetHse 1,311 121.8 £244,950 £2,010 £187 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,311 121.8 £244,950 £2,010 £187 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £2,227 Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,345 125 £260,000 £2,080 £193 New Build 2003 Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices Story Birkbeck Gardens Kirkby Stephen Eden South 4BedD	Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,262	117.3	£239,950	£2,046	£190	Developer provisional prices
Story   Clifton Hill   Clifton   Eden South   4BedDetHse   1,311   121.8   £271,950   £2,232   £207									· ·		
Story   Clifton Hill   Clifton   Eden South   4BedDetHse   1,311   121.8   £224,950   £2,010   £187   Developer provisional prices	Story					1,311			· ·		Developer proviningal prices
Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices  Russell Armer Town End Croft Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,345 125 £260,000 £2,080 £193 New Build 2003  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £1,999 £186 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,338 124.3 £249,950 £2,046 £190 Developer provisional prices  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	Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,311	121.8	£244,950	£2,010	£187	Developer provisional prices
Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £191 Developer provisional prices  Russell Armer Story Clifton Hill Clifton Eden South 4BedDetHse 1,338 124.3 £254,950 £2,050 £1,991 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  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  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,338 124.3 £249,950 £2,010 £187 Developer provisional prices											Developer provisional prices
Russell Armer Story Clifton Hill Clifton Eden South 4BedDetHse 1,345 125 £260,000 £2,080 £1,999 £186 Developer provisional prices 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices 5Bory Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices 6Bory Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 7Bory Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 8Borth 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 8Borth 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices 1,262 117.3 £239,950 £2,046 £190 Developer provisio	Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,338	124.3	£254,950	£2,050	£191	
Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  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  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	Russell Armer	Town End Croft	Clifton	Eden South	4BedDetHse	1,345	125	£260,000	£2,080	£193	New Build 2003
Story Clifton Hill Clifton Eden South 4BedDetHse 1,399 130.0 £259,950 £1,999 £186 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  Story Birkbeck Gardens Kirkby Stephen Eden South 4BedDetHse 1,262 117.3 £239,950 £2,046 £190 Developer provisional prices  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  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			- · · · ·						′		
Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Kirkby St	Story	Clifton Hill	Clifton	Eden South	4BedDetHse	1,399	130.0	£259,950	£1,999	£186	Developer provisional prices
Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Story Story Story Birkbeck Gardens Story St	Story	Birkbeck Gardens	Kirkby Stephen	Eden South	4BedDetHse	1,262	117.3	£239,950	£2,046	£190	Developer provisional prices
Story Birkbeck Gardens Kirkby Stephen Story Birkbeck Gardens Story Story Birkbeck Gardens Story Bir											
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  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	1,262	117.3	£239,950	£2,046	£190	Developer provisional prices
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		Birkbeck Gardens			4BedDetHse	1,338	124.3				
	Story		Kirkby Stephen			1,338	124.3		£2,010	£187	

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
Cumb	rian	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	e data	DTZ 2009 Figures		Asking prices reduced by
	Asking Price	£ per ft2	Sale Price	£ per ft2	6% to equate to sales prices
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 averag
3 Bed Average	£166,104	£174	£210,000	£162	DTZ 'Mid' Figure taken to as being averag
4 Bed Average	£235,959	£174	£250,000	£135	DTZ 'Mid' Figure taken to as being averag
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	Floor Area	Floor Area	Floor Area	
	(Ft2)	(m2)	(Ft2)	(m2)	
2 Bed Averages	716	66.5	900	83.6	
3 Bed Averages	952	88.9	1,300	120.8	
4 Red Averages	1 358	126.2	1.850	171 9	

Sale Prices	Transactions from 0	1/01/2011											
Developer	Development	Settlement	Market Area	Property Type	Floor Area	Floor Area	Sale Price	£ per m2	£ per ft2	Date of Sale	1	Asking Price	
					(Ft2)	(m2)				1			
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		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	£183,000	£1,710	£159		New Build 2002		
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£164,950	£2,118		08/10/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£167,260	£2,148		30/11/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£154,802	£1,988		30/11/2012			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£164,000	£2,106					
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£155,752	£2,000					
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£151,002	£1,939		15/02/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	838	77.9	£149,353	£1,918		27/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	1070	99.4	£177,553	£1,785		22/03/2013			
Story	Birkbeck Gardens	Kirkby Stephen	Eden South	3BedSemHse	1070	99.4	£182,352	£1,834	£170				
	Crown Inn Fields	Morland	Eden South	3BedDetHse	1,054	98	£150,000	£1,531	£142		New Build 1999		
	Peggy Nut Croft	Shap	Eden South	3BedSemHse	968	90	£195,000	£2,167	£201		New Build 2002		
	Eden Meadows	Temple Sowerby		3BedLkDetHse	1,054	98	£195,000	£1,990	£185		New Build 2002	£209,750	Feb-12
	Eden Meadows	Temple Sowerby		3BedLkDetHse	1,076	100	£180,000	£1,800	£167		New Build 2002		
Cumbrian	Templars Court	Temple Sowerby		3BedDetHse	1,227	114		£1,667	£155		Reduced from £215K		
Cumbrian	Templars Court	Temple Sowerby		3BedSemiHse	1,323	123	£280,000	£2,276			Reduced from £296K		
Paul Elliott	The Old Sawmill	Warcop	Eden South	3BedSemHse	1,109	103.1	£190,000	£1,843		16/03/2012			
	The Croft	Warcop	Eden South	3BedLkDetHse	1,237	115	£220,000	£1,913	£178		New Build 1999	£225,000	Dec-1
Paul Elliott	The Old Sawmill	Warcop	Eden South	3BedSemHse	1,350	125.5	£249,999	£1,992	£185				
	Grahams Rigg	Bolton	Eden South	4BedDetHse	1,431	133	£284,000	£2,135	£198		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				
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				
	Frankland Park	Orton	Eden South	4BedDetHse	1,625	151	£240,000	£1,589	£148	12/07/2012	New Build 2000	£285,000	May-12

DTZ 2009 Figures Analysis of above data £ per ft2 Sale Price £180,000 £200 2 Bed High £160,000 £17′ 3 Bed High 4 Bed High £280,000 £284,000 £196 £168 £167 DTZ 'Mid' Figure taken to as being average £218 £205 £255,000 £310,000 £150,000 £210,000 £250,000 £120,000 £165,000 2 Bed Average £135,000 £169 £162 DTZ 'Mid' Figure taken to as being average £135 DTZ 'Mid' Figure taken to as being average 3 Bed Average £184,918 £179 £265,279 £120,000 £149,353 £192 4 Bed Average 2 Bed Low 3 Bed Low £166 £142 £133 £127 4 Bed Low £240,000 £148 £200,000 £108 Floor Area (Ft2) 900 Floor Area Floor Area (Ft2) 798 (m2) 74.1 (m2) 83.6 120.8 2 Bed Averages 3 Bed Averages 1,035 96.2 1,300 4 Bed Averages 1,384 128.6 1,850 171.9

£127,709 £171,178

£239,158

(Ft2)

741 983

1,361

**Number of Houses** 

10 2 Bed Average 89 3 Bed Average 55 4 Bed Average

10 2 Bed Averages 89 3 Bed Averages

55 4 Bed Averages

Analysis of above data
Sale / Ask Price £ per ft2 DTZ 2009 Figures £167 DTZ 'Mid' Figure taken to as being average DTZ 'Mid' Figure taken to as being average £135 DTZ 'Mid' Figure taken to as being average £150,000 £210,000 £172 £174 £176 £250,000 Floor Area Floor Area Floor Area (m2) 83.6 120.8 171.9 (Ft2) (m2) 900 1,300 1,850 68.8 91.4 126.5

Sale Price as average

% of Asking Price

<b>ANALYSIS SUM</b>	MARY (New Home	es Only)			
	Analysis of abov	e data	DTZ 2009 Figures		
Number of Houses	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	Floor Area	Floor Area	Floor Area	
	(Ft2)	(m2)	(Ft2)	(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

<b>ANALYSIS SUM</b>	MARY (Re-Sale H	lomes Only)				
	Analysis of above	∕e data	DTZ 2009 Figures			
Number of Houses	Sale / Ask Price	£ per ft2	Sale Price	£ per ft2		
2 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	Floor Area	Floor Area	Floor Area		
	(Ft2)	(m2)	(Ft2)	(m2)		
2 2 Bed Averages	726	67.5	900	83.6		
21 3 Bed Averages	1,022	95.0	1,300	120.8		New Homes as %
12 4 Bed Averages	1,378	128.1	1,850	171.9	Average for all Houses	of Re-sale Home

## **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	Asking Price	£ per m2	£ per ft2
					(Ft2)	(m2)			
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
		Penrith	Penrith	3BedDetHse	829	77	£215,000	£2,792	£259
	Pategill	Penrith	Penrith	3BedSemHse	861	80	£159,000	£1,988	£185
	Pategill	Penrith	Penrith	3BedSemHse	925	86	£152,500	£1,773	£165
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	936	87	£250,000	£2,874	£267
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	968	90	£175,000	£1,944	£181
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	968	90	£235,000	£2,611	£243
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,011	94	£240,000	£2,553	£237
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,162	108	£205,000	£1,898	£176
		Penrith	Penrith	4BedDetHse	1,001	93	£275,000	£2,957	£275
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,162	108	£240,000	£2,222	£207
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,388	129	£250,000	£1,938	£180
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,754	163	£399,950	£2,454	£228
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,765	164	£280,000	£1,707	£159
	New Streets	Penrith	Penrith	4BedDetHse	1,905	177	£385,000	£2,175	£202

	Analysis of abov	ve data	DTZ 2009 Figures		Asking prices reduced by circa
	Asking Price	£ per ft2	Sale Price	£ per ft2	6% to equate to sales prices
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	Floor Area	Floor Area	Floor Area	
	(Ft2)	(m2)	(Ft2)	(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 0	1/01/2011									
Developer	Development	Settlement	Market Area	Property Type		Floor Area	Sale Price	£ per m2	£ per ft2	Date of Sale	
					(Ft2)	(m2)					
		Penrith	Penrith	2BedSemHse	549	51	£145,000	£2,843	£264		ew Build 1998 (circa)
	Pategill	Penrith	Penrith	2BedMTerHse	581	54	£110,000	£2,037	£189		ew Build 1996 (circa)
	Pategill	Penrith	Penrith	2BedETerHse	603	56	£131,000	£2,339	£217		lew Build 1996 (circa)
		Penrith	Penrith	2BedSemHse	624	58	£139,000	£2,397	£223		ew Build 2000
Cumbrian	Carleton Heights	Penrith	Penrith	2BedSemHse	678	63	£149,950	£2,380	£221		lew Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	689	64	£156,000	£2,438	£227		lew Build 1999 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	2BedETerHse	721	67	£146,000	£2,179	£203		lew Build 1996 (circa)
	Beatham Court	Penrith	Penrith	2BedMTerHse	742	69	£125,000	£1,812	£168		lew Build 1999
		Penrith	Penrith	3BedSemHse	742	69	£148,000	£2,145	£199	14/10/2011 N	lew Build 2002
	Carleton	Penrith	Penrith	3BedSemHse	775	72	£140,000	£1,944	£181	10/08/2011 N	lew Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	807	75	£196,000	£2,613	£243	27/06/2011 N	lew Build 1998 (circa)
		Penrith	Penrith	3BedSemHse	839	78	£170,000	£2,179	£203	27/11/2012 N	lew Build 1996 (circa)
	Pategill	Penrith	Penrith	3BedSemHse	861	80	£150,000	£1,875	£174	29/08/2012 N	lew Build 1996 (circa)
	Carleton	Penrith	Penrith	3BedSemHse	861	80	£175,000	£2,188	£203	24/05/2013 N	lew Build 1998 (circa)
	Pategill	Penrith	Penrith	3BedSemHse	893	83	£152,000	£1,831	£170	24/12/2012 N	lew Build 1996 (circa)
	, and the second second	Penrith	Penrith	3BedDetHse	925	86	£188,500	£2,192	£204	18/02/2011 N	lew Build 2002 (circa)
		Penrith	Penrith	3BedDetHse	1,001	93	£270,000	£2,903	£270	24/07/2012 N	lew Build 1997 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,054	98	£243,000	£2,480	£230	26/10/2012 N	lew Build 2002
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,076	100	£240,000	£2,400	£223	07/03/2011 N	lew Build 2002
		Penrith	Penrith	3BedSemHse	1,098	102	£175,000	£1,716	£159		lew Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedDetHse	1,119	104	£235,000	£2,260	£210	01/05/2013 N	lew Build 2003
		Penrith	Penrith	3BedSemHse	1,216	113	£185,000	£1,637	£152	01/07/2012 N	lew Build 1998 (circa)
		Penrith	Penrith	3BedDetHse	1,323	123	£215,000	£1,748	£162		lew Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,431	133	£210,000	£1,579			lew Build 2001 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	3BedSemHse	1,474	137	£180,000	£1,314			lew Build 2000
	J	Penrith	Penrith	3BedDetHse	1,603	149	£280,000	£1,879	£175		lew Build 1997 (circa)
		Penrith	Penrith	4BedSemHse	936	87	£175,000	£2,011	£187		lew Build 1998 (circa)
		Penrith	Penrith	4BedSemHse	947	88	£204,950	£2,329	£216		lew Build 1998 (circa)
	Carleton Meadows	Penrith	Penrith	4BedDetHse	1,270	118	£340,000	£2,881	£268		lew Build 1998 (circa)
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,539	143	£250,000	£1,748	£162		lew Build 2000
	Sandath Gardens	Penrith	Penrith	4BedDetHse	1,582	147	£400,000	£2,721	£253		lew Build 1998 (circa)
Cumbrian	Carleton Heights	Penrith	Penrith	4BedDetHse	1,603	149	£250,000	£1,678	£156		lew Build 2000
Cumbhan	Sandath Gardens	Penrith	Penrith	4BedDetHse	1,603	149	£410,000	£2,752	£156		lew Build 2000 lew Build 1998 (circa)
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	1,840	171	£248,000	£1,450			lew Build 1996 (Circa)
	Carleton Hall Gdns	Penrith	Penrith	4BedDetHse	2.152	200	£245,000 £285.000	£1,450 £1,425	£133		lew Build 2000
	Carleton Hail Guns	i emini	i emin	4DeaDell 196	2,102	200	2200,000	1,420	2132	17/11/2011 IV	ew Build 2000

	Analysis of above	e data	DTZ 2009 Figures	
	Sale Price	£ per ft2	Sale Price	£ per ft2
2 Bed High	£156,000	£264	£150,000	£200
3 Bed High	£243,000	£270	£220,000	£232
4 Bed High	£410,000	£268	£240,000	£218
2 Bed Average	£137,744	£212	£130,000	£173
3 Bed Average	£197,361	£186	£190,000	£200
4 Bed Average	£284,772	£190	£220,000	£200
2 Bed Low	£110,000	£168	£115,000	£153
3 Bed Low	£140,000	£122	£165,000	£174
4 Bed Low	£175,000	£132	£180,000	£164
	Floor Area	Floor Area	Floor Area	Floor Area
	(Ft2)	(m2)	(Ft2)	(m2)
2 Bed Averages	648	60.3	750	69.7
3 Bed Averages	1,061	98.6	950	88.3
4 Bed Averages	1,497	139.1	1,100	102.2

Number of Houses         Sale / Ask Price £ per ft2         Sale Price £ per ft2         DTZ 2009 Figures           8         2 Bed Average         £137,744         £212         £130,000         £173         DTZ 'Mid' Figure taken to as being average           29         3 Bed Average         £192,397         £192         £190,000         £200         DTZ 'Mid' Figure taken to as being average           15         4 Bed Average         £285,540         £191         £220,000         £200         DTZ 'Mid' Figure taken to as being average           Floor Area         Floor Area         Floor Area         Floor Area         Floor Area         DTZ 'Mid' Figure taken to as being average           DTZ 'Mid' Figure taken to as being average         DTZ 'Mid' Figure taken to as being average         DTZ 'Mid' Figure taken to as being average           8         2 Bed Averages         648         60.3         750         69.7           29         3 Bed Averages         1,003         93.2         950         88.3           15         4 Bed Averages         1,496         139.1         1,100         102.2	ANALYSIS SUM	MARY				
8 2 Bed Average 29 3 Bed Average 4 E137,744 £212 £130,000 £173 DTZ 'Mid' Figure taken to as being average £192,397 £192 £190,000 £200 DTZ 'Mid' Figure taken to as being average £285,540 £191 £220,000 £200 DTZ 'Mid' Figure taken to as being average Ploor Area (Ft2) (m2) (Ft2) (m2)  8 2 Bed Averages 648 60.3 750 69.7 Septimized Figure taken to as being average DTZ 'Mid' Figure taken to as being average DTZ 'Mid		Analysis of above	re data	DTZ 2009 Figures		
29 3 Bed Average	Number of Houses	Sale / Ask Price	£ per ft2	Sale Price	£ per ft2	
15 4 Bed Average £285,540 £191 £220,000 £200 DTZ 'Mid' Figure taken to as being average Floor Area (Ft2) (m2) (Ft2) (m2)  8 2 Bed Averages 648 60.3 750 69.7 29 3 Bed Averages 1,003 93.2 950 88.3	8 2 Bed Average	£137,744	£212	£130,000	£173	DTZ 'Mid' Figure taken to as being average
Floor Area Floor Area Floor Area (Ft2) (m2) (Ft2) (m2)  8 2 Bed Averages 648 60.3 750 69.7 29 3 Bed Averages 1,003 93.2 950 88.3	29 3 Bed Average	£192,397	£192	£190,000	£200	DTZ 'Mid' Figure taken to as being average
(Ft2)         (m2)         (Ft2)         (m2)           8 2 Bed Averages         648         60.3         750         69.7           29 3 Bed Averages         1,003         93.2         950         88.3	15 4 Bed Average	£285,540	£191	£220,000	£200	DTZ 'Mid' Figure taken to as being average
8 2 Bed Averages 648 60.3 750 69.7 29 3 Bed Averages 1,003 93.2 950 88.3		Floor Area	Floor Area	Floor Area	Floor Area	
29 3 Bed Averages 1,003 93.2 950 88.3		(Ft2)	(m2)	(Ft2)	(m2)	
,	8 2 Bed Averages	648	60.3	750	69.7	
15 4 Bed Averages 1.496 139.1 1,100 102.2	29 3 Bed Averages	1,003	93.2	950	88.3	
g ,	15 4 Bed Averages	1,496	139.1	1,100	102.2	

#### 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			T							1
Developer	Development	Settlement	Market Area	Property Type	Floor Area		Asking Price	£ per m2	£ per ft2	
					(Ft2)	(m2)				
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 £175l
	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 (circ
	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 abo	ve data	DTZ 2009 Figures		Asking prices reduced by circa		
	Asking Price	£ per ft2	Sale Price	£ per ft2	6% to equate to sales prices		
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	Floor Area	Floor Area	Floor Area			
	(Ft2)	(m2)	(Ft2)	(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	Floor Area	Sale Price	£ per m2	£ per ft2	Date of Sale	
					(Ft2)	(m2)					
	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	e data	DTZ 2009 Figures		
	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	DTZ 'Mid' Figure taken to as being avera
4 Bed Average	£269,188	£165	£290,000	£157	DTZ 'Mid' Figure taken to as being avera
3 Bed Low	£140,000	£143	£215,000	£165	
4 Bed Low	£219,000	£141	£270,000	£146	
	Floor Area	Floor Area	Floor Area	Floor Area	
	(Ft2)	(m2)	(Ft2)	(m2)	
3 Bed Averages	996	92.6	1,300	120.8	
4 Bed Averages	1,636	152.0	1,850	171.9	

ANA	LYSIS SUMI							
		Analysis of above	e data	DTZ 2009 Figures				
<b>Number of Houses</b>		Sale / Ask Price	£ per ft2	Sale Price	£ per ft2			
12 <b>3 Be</b>	d Average	£167,607	£164	£225,000	£173	DTZ 'Mid'	Figure taken to as I	being average
19 <b>4 Be</b>	d Average	£294,710	£183	£290,000	£157	DTZ 'Mid'	Figure taken to as I	being average
		Floor Area	Floor Area	Floor Area	Floor Area			
		(Ft2)	(m2)	(Ft2)	(m2)			
12 3 Bed	d Averages	1,022	95.0	1,300	120.8			
19 4 Bed	d Averages	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, Matterdale, 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	s the average property va	lue in a given area based on current Zoopla Estimates