

Comparison of NPS 2013 Market Analysis Results and DTZ average sale price and floor area assumptions

Appendix 4:

Eden Valley South

Analysis Summary							
Number of Houses Analysed	NPS 2013 Market Analysis Averages				DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£	per ft ²	£ per m ²
10	2 Bed Ave	£127,709	£172	£1,851	£150,000	£	£1,793
89	3 Bed Ave	£171,178	£174	£1,872	£210,000	£	£1,738
55	4 Bed Ave	£239,158	£176	£1,894	£250,000	£	£1,454
		Floor Area	Floor Area		Floor Area	Floor	Area
		(ft ²)	(m ²)		(ft ²)	(m ²)	
	2 Bed Ave	741	68.8		900		83.6
	3 Bed Ave	983	91.4		1,300		120.8
	4 Bed Ave	1,361	126.5		1,850		171.9

Eden Valley North

Analysis Summary							
Number of Houses analysed	NPS 2013 Market Analysis Averages				DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£	per ft ²	£ per m ²
12	3 Bed Ave	£167,607	£164	£1,765	£225,000	£	£1,862
19	4 Bed Ave	£294,710	£183	£1,969	£290,000	£	£1,687
		Floor Area	Floor Area		Floor Area	Floor	Area
		(ft ²)	(m ²)		(ft ²)	(m ²)	
	3 Bed Ave	1,022	95		1300		120.8
	4 Bed Ave	1,610	149.7		1,850		171.9

Penrith

Analysis Summary							
Number of Houses analysed	NPS 2013 Market Analysis Averages				DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£ per ft ²	£ per m ²	
8	2 Bed Ave	£137,744	£212	£2,281	£130,000	£173	£1,865
29	3 Bed Ave	£192,397	£192	£2,066	£190,000	£200	£2,152
15	4 Bed Ave	£285,540	£191	£2,055	£220,000	£200	£2,152
		Floor Area	Floor Area		Floor Area	Area	
		(ft ²)	(m ²)		(ft ²)	(m ²)	
	2 Bed Ave	648	60.3		750		69.7
	3 Bed Ave	1,003	93.2		950		88.3
	4 Bed Ave	1,496	139.1		1,100		102.2