

Comparison of NPS 2015 unit prices and unit sizes for 'Refresh' exercise and DTZ average sale price and floor area assumptions

Appendix 5:

Eden Valley South

	NPS 2015 unit prices and unit sizes			DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£ per ft ²	£ per m ²
2 Bed Ave	£158,172	£210	£2,260	£150,000	£167	£1,793
3 Bed Ave	£204,037	£205	£2,206	£210,000	£162	£1,738
4 Bed Ave	£279,760	£200	£2,152	£250,000	£135	£1,454
	Floor Area	Floor Area		Floor Area	Floor Area	
	(ft ²)	(m ²)		(ft ²)	(m ²)	
2 Bed Ave	753	70		900	84	
3 Bed Ave	995	92.5		1,300	121	
4 Bed Ave	1399	130		1,850	172	

Eden Valley North

	NPS 2015 unit prices and unit sizes			DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£ per ft ²	£ per m ²
2 Bed Ave	£158,172	£210	£2,260	£165,000	£183	£1,973
3 Bed Ave	£204,037	£205	£2,206	£225,000	£173	£1,862
4 Bed Ave	£279,760	£200	£2,152	£290,000	£157	£1,687
	Floor Area	Floor Area		Floor Area	Floor Area	
	(ft ²)	(m ²)		(ft ²)	(m ²)	
2 Bed Ave	753	70		900	84	
3 Bed Ave	995	92.5		1300	121	
4 Bed Ave	1399	130		1,850	172	

Penrith

	NPS 2015 unit prices and unit sizes			DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£ per ft ²	£ per m ²
2 Bed Ave	£158,172	£210	£2,260	£130,000	£173	£1,865
3 Bed Ave	£204,037	£205	£2,206	£190,000	£200	£2,152
4 Bed Ave	£279,760	£200	£2,152	£220,000	£200	£2,152
	Floor Area	Floor Area		Floor Area	Floor Area	
	(ft ²)	(m ²)		(ft ²)	(m ²)	
2 Bed Ave	753	70		750	70	
3 Bed Ave	995	92.5		950	88	
4 Bed Ave	1399	130		1,100	102	

Alston Moor

	NPS 2015 unit prices and unit sizes			DTZ 2009 Figures		
	Sale / Ask Price	£ per ft ²	£ per m ²	Sale Price	£ per ft ²	£ per m ²
2 Bed Ave	£126,538	£168	£1,808	£135,000	£180	£1,937
3 Bed Ave	£163,229	£164	£1,765	£185,000	£195	£2,095
4 Bed Ave	£223,808	£160	£1,722	£245,000	£223	£2,397
	Floor Area	Floor Area		Floor Area	Floor Area	
	(ft ²)	(m ²)		(ft ²)	(m ²)	
2 Bed Ave	753	70		750	70	
3 Bed Ave	995	92.5		950	88	
4 Bed Ave	1399	130		1,100	102	