



Warwickshire  
Rural Community Council

# **Preston on Stour Housing Needs Survey**

**Commissioned by  
Preston on Stour Parish Council  
in partnership with WRCC**

**June 2015**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**



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## 1. Summary of Results

Approximately 80 Housing Needs Survey forms were distributed and 33 forms were returned. This equates to a response rate of 41.25%, which is considered to be excellent for a survey of this type.

There is an identified need for nine new homes in Preston on Stour parish for people with a local connection, as below:

### **Housing association rent**

- 1 x 2 bed bungalow

### **Housing association shared ownership**

- 3 x 2 bed house

### **Owner occupier**

- 3 x 3 bed house
- 1 x 3 bed house/bungalow, physically adapted
- 1 x 4 bed house

## 2. Introduction

Preston on Stour Parish Council commissioned a local Housing Needs Survey which was distributed in March 2015 with a survey deadline return of 19<sup>th</sup> April 2015.

The aim of the survey was to collect accurate housing needs information for Preston on Stour parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were standard documents used in parishes across Stratford district and were delivered to every home in the parish. Additional copies were available for people not currently living in Preston on Stour parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the parish. This part also asks whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Respondents were able to provide additional comments at the end of this section, which can be seen as Appendix B.

Only households with or containing a specific housing need completed Part 2 of the survey form. This part asks for the name and address of the respondent together with other sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of all the information provided took place in May 2015.

### **3. Planning Context**

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

At a local level, Stratford-on-Avon District Council is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the emerging local plan, or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

### **4. Results – Contextual Information**

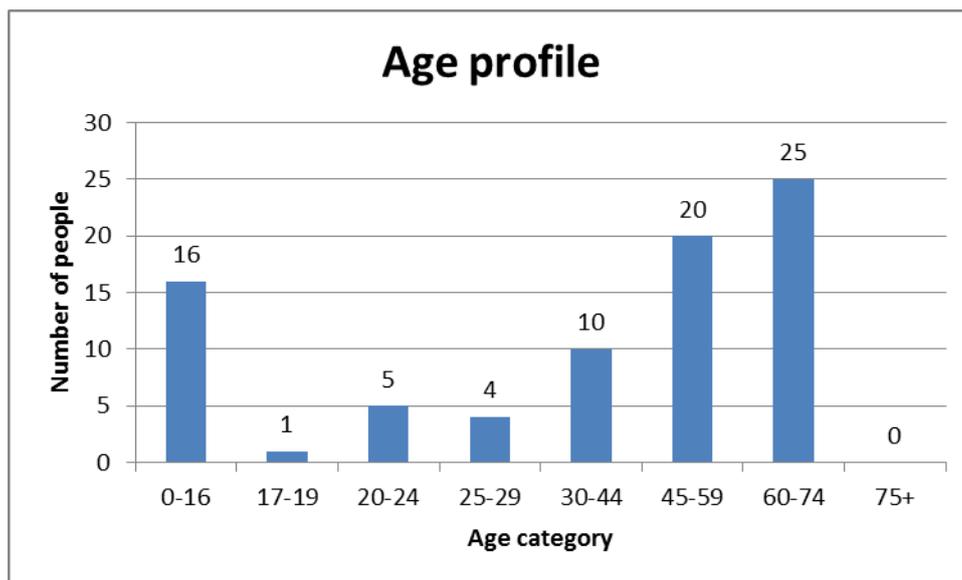
A total of 33 survey forms were returned equating to a response rate of 41.25%.

This level of response is considered to be an excellent achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support in principle to the idea of a small housing scheme to meet local needs,  
or
3. To state opposition to the idea of a housing scheme.

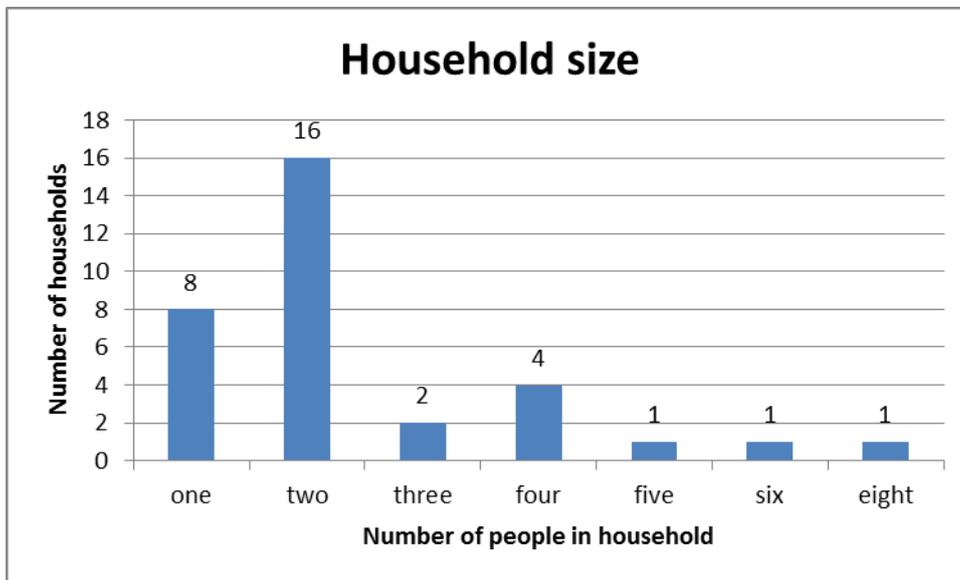
**i) Age profile (33 responses, 81 people)**

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 45 out of the 81 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20–24 years and 25-29 years are very small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



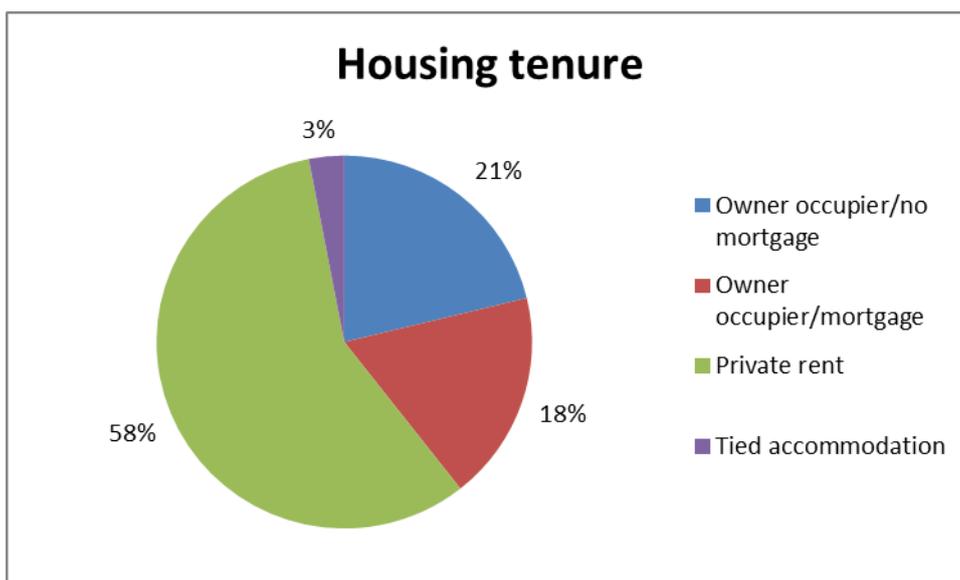
**ii) Household size profile (33 responses)**

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of two person households as indeed do the majority of parish Housing Needs Surveys. The mean average household size is 2.45 people, slightly higher than the 2011 Census figure of 2.16 people (24 usual residents in households divided by 113 dwellings).



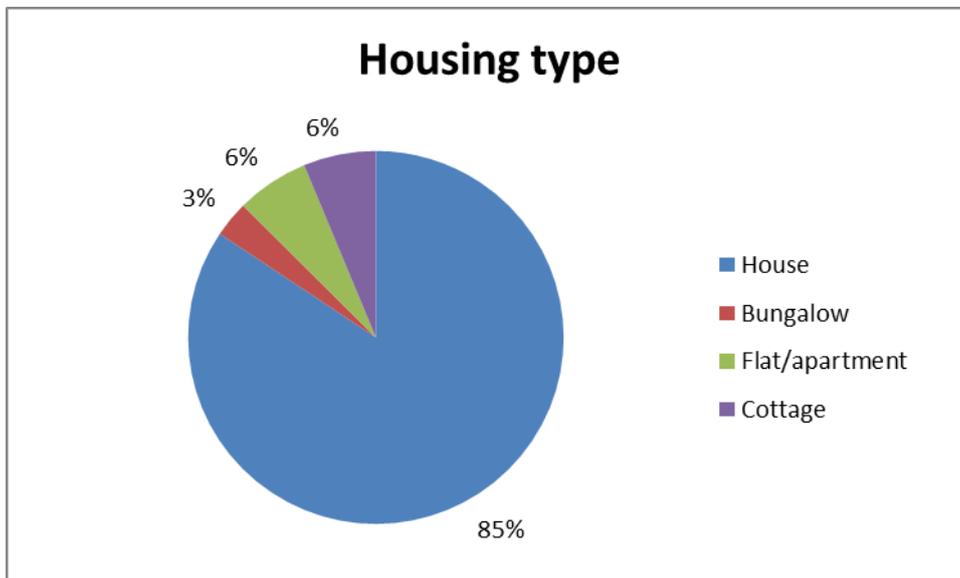
### iii) Housing tenure profile (33 responses)

The following chart shows the housing tenure profile for the survey respondents. Owner-occupiers represent just 39% of the total whilst 58% rent privately. Such a high percentage of rented properties is highly unusual across Warwickshire but reflects that this is an estate village. Tenures traditionally considered within the 'social sector' represent just 3% of the total.



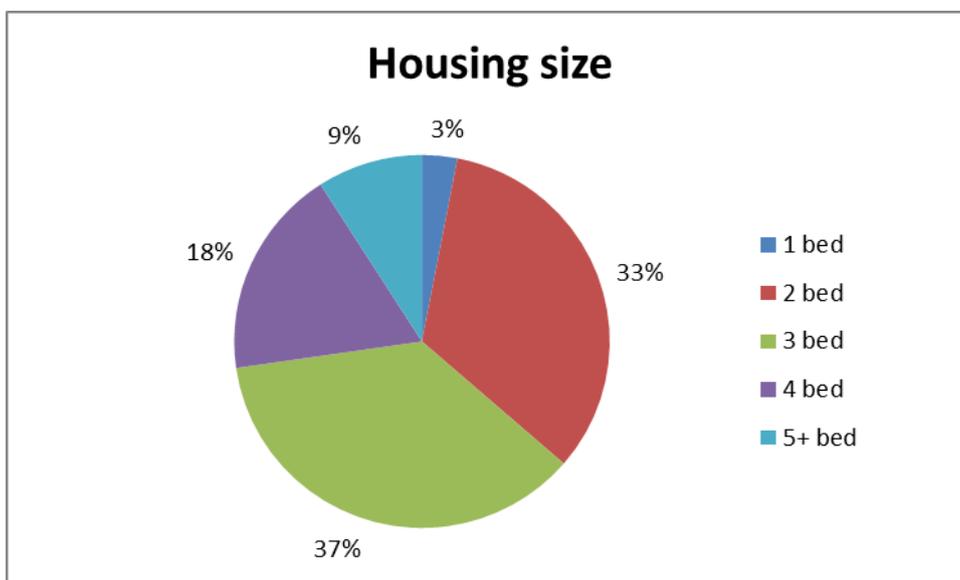
### iv) Housing type profile (32 responses)

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor.



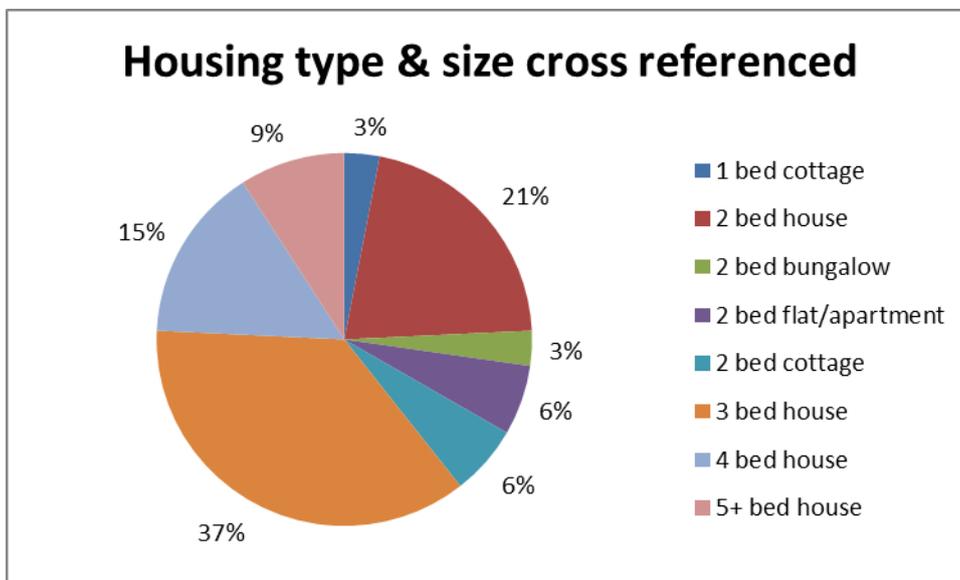
**v) Housing size profile (33 responses)**

The following chart shows the sizes of homes that the survey respondents live in.



**vi) Housing type and size profiles cross referenced (32 responses)**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size.

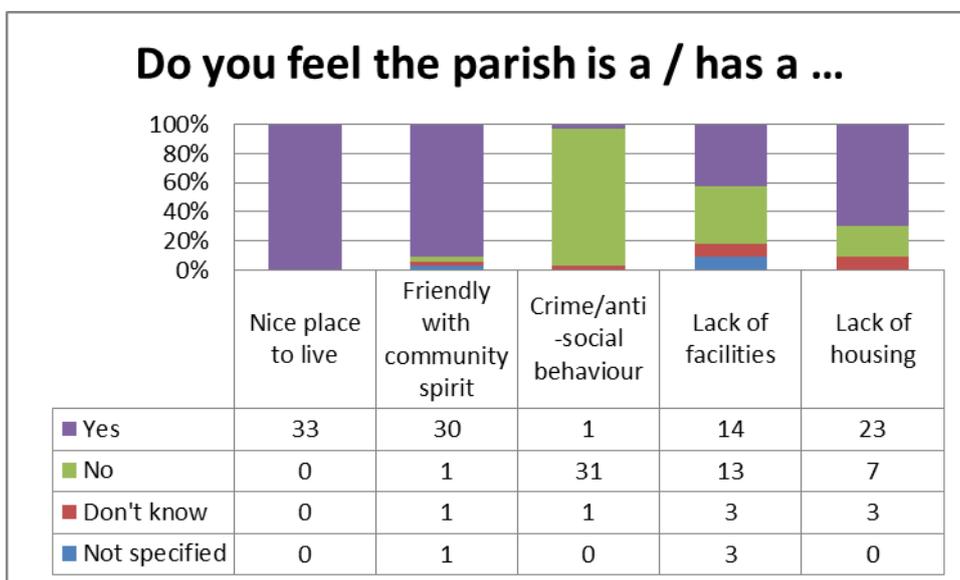


#### vii) Life in the parish: positive and negative aspects

The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Preston on Stour parish.

Information relating to the sustainability of a parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

All respondents feel the parish is a nice place to live and the majority feel it is friendly with a good community spirit.



The majority of respondents feel there is not an issue with crime or anti-social behaviour in the parish. Respondents were split on whether or not the parish lacked facilities but the majority feel that there is a lack of housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. The comments received are reproduced below, whole and verbatim.

### **Lack of facilities comments:**

- Well stocked shop, bus route.
- Pub, bus service, full-time shop, mains gas, road gritting, phone signal, safe cycle/foot path to Stratford, broadband.
- Children's play area, Community orchard-garden (allotment).
- Good public transport.
- Playground, allotments.
- School, pub, doctors, good transport.
- Playground, bus service, paper shop, allotments.
- Pub, allotments, cycle paths, better bus service.
- No pub or affordable houses.
- Bus, Dr, pub.
- Bus, doctors.
- Bus.
- Children's playground.
- Playground.
- Children's park.

### **Lack of housing comments:**

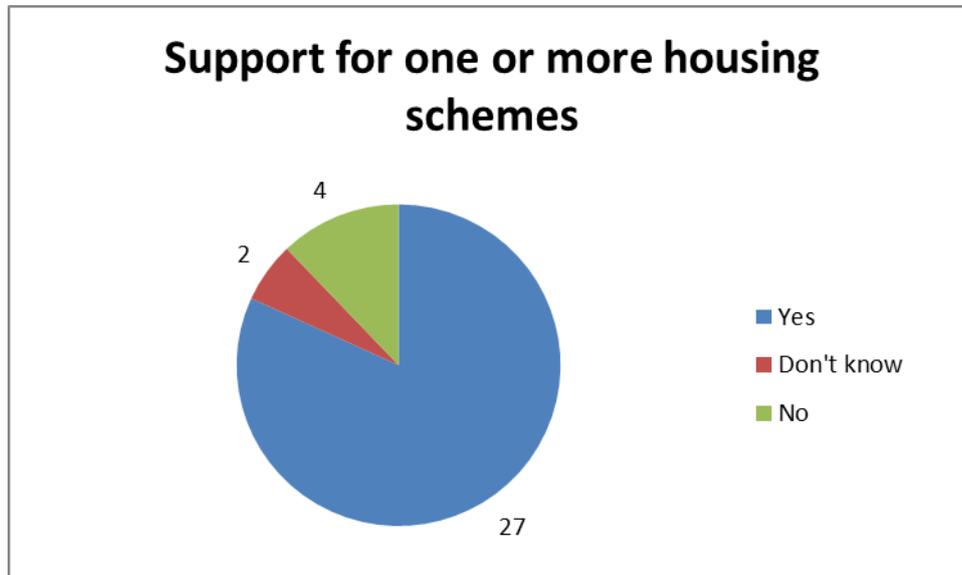
- Suitable housing for elderly/disabled people.
- Small 2/3 bedroom affordable.
- First time buyer (affordable).
- Equal balance of sheltered and affordable housing.
- Owner / occupier houses.
- For locals.
- A couple of small bungalows so elderly can stay in the community.
- Owner occupied.
- Social.
- Bungalows and cheaper rentals.
- Affordable.
- Affordable housing & reasonable open market housing.
- Non-tied, affordable housing for families.
- Old people's bungalows.
- 2-3 bed homes for young families to rent or BUY. Bungalows for elderly.
- Smaller low cost housing. Live work units as work from home.
- Low cost and smaller homes.
- Owner occupier housing 2-3 bedrooms that is affordable for an ordinary family.
- Housing for the young and elderly.
- Cheaper but larger rental properties eg 4 bedrooms+.

### **viii) Outward migration from the parish (31 responses)**

The survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Six respondents stated this had happened in their household.

**ix) Support for one or more small housing schemes (33 responses)**

This chart shows the level of support amongst survey respondents for one or more small housing schemes based on the needs of local people being built in the parish. The majority of respondents are in favour.



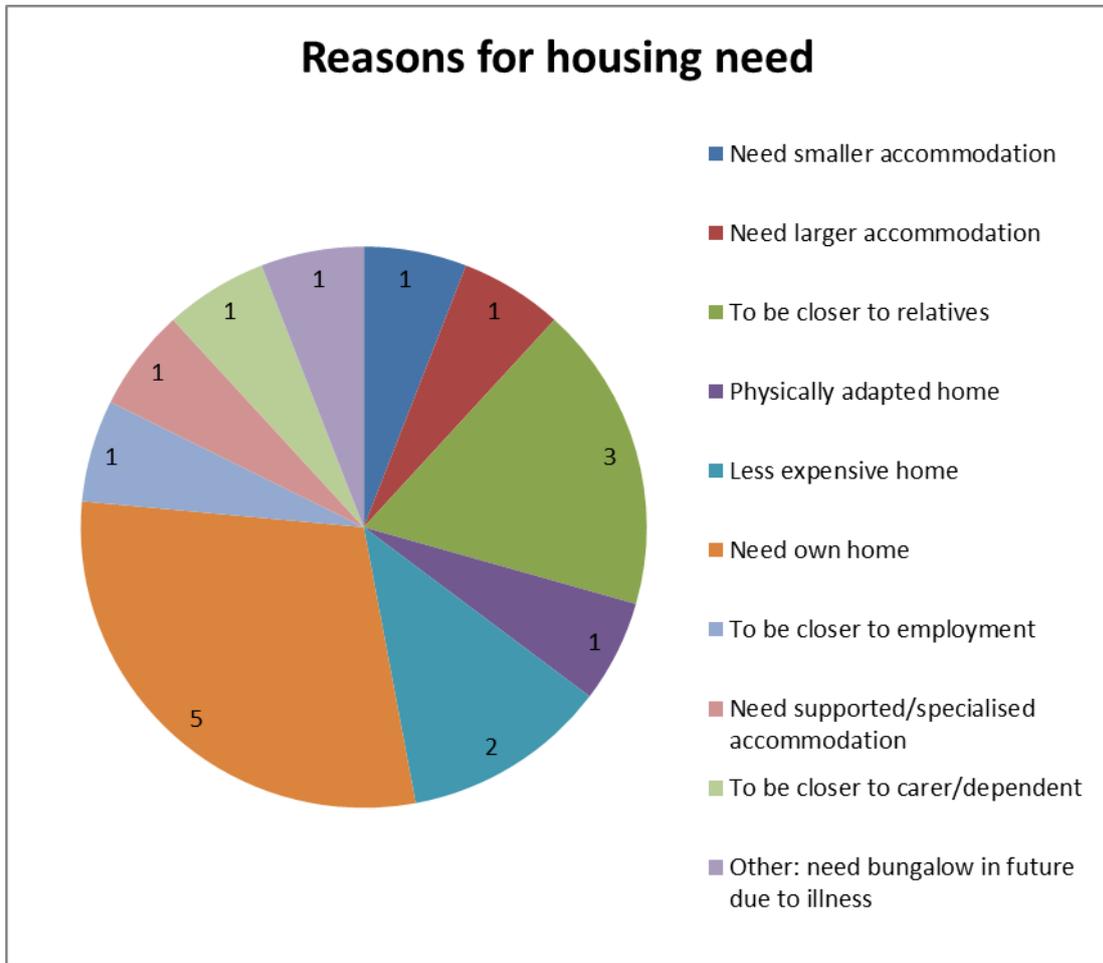
**5. Results – Housing Needs Information**

Out of the 33 responses to the survey, nine individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from these respondents and a full breakdown of the needs can be seen at Appendix C to this report.

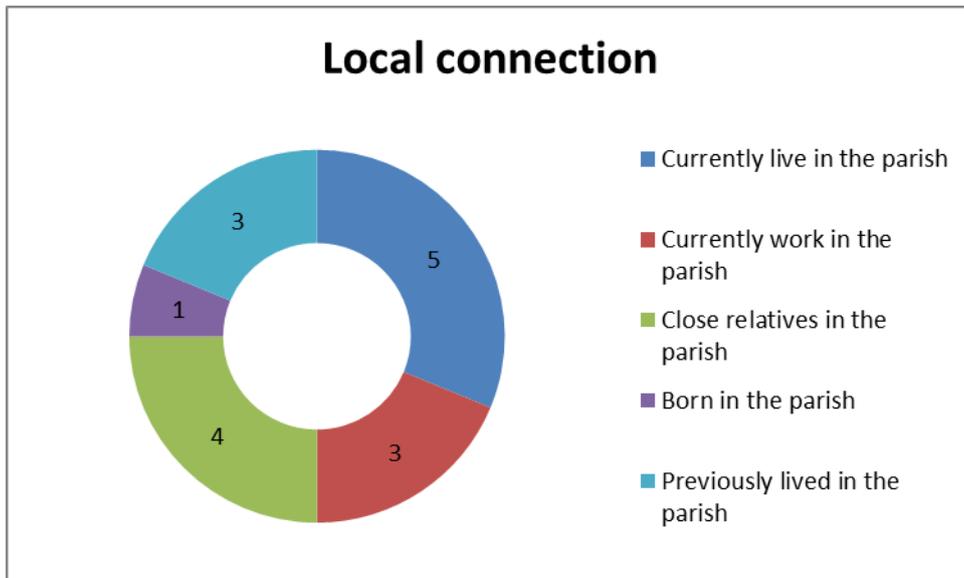
**i) Reasons for housing need**

The following chart shows the reasons for the housing needs. The nine respondents were able to indicate more than one reason for need.



**ii) Local connection**

This chart shows the types of local connection that the nine respondents have. Respondents were able to indicate more than one type of local connection.

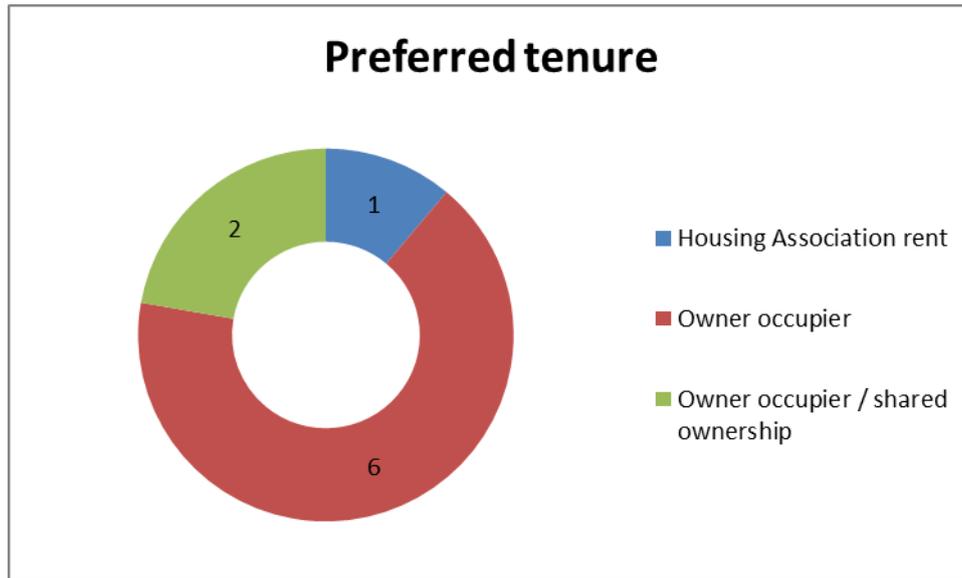


**iii) Housing register**

One of the respondents indicated that they are registered on the Stratford District Council housing waiting list.

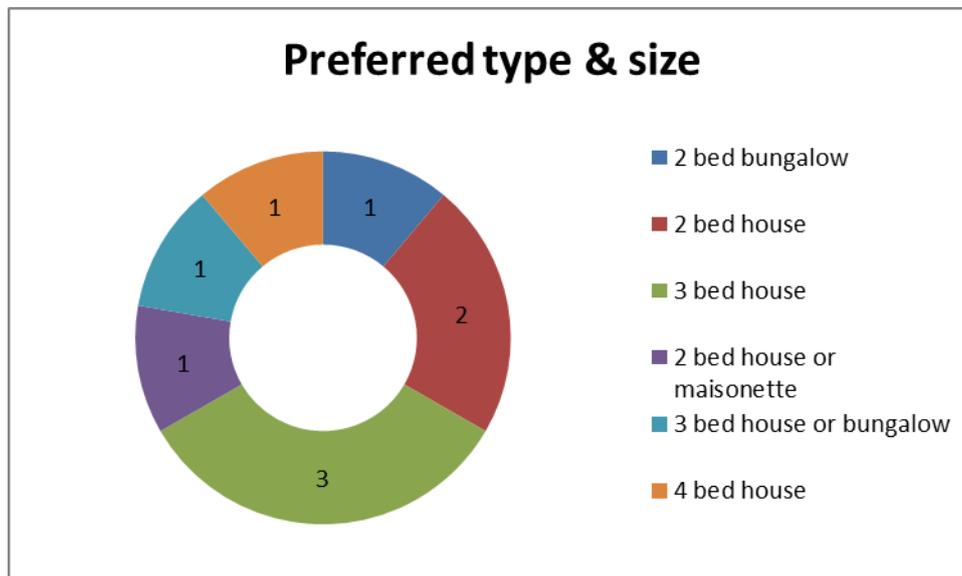
#### iv) Preferred tenure

The preferred tenures of the nine respondents are shown in the chart below.



#### iv) Preferred type and size

The preferred types and sizes of accommodation expressed by the nine respondents are shown in the following chart.



## 6. Determination of Specific Housing Needs

If respondents indicate a preference for 1 bedroom accommodation they are reclassified as being in need of a 2 bedroom home. There are three reasons for this:

1. The possibility of a 1 bedroom home sitting vacant for a period of time,
2. The extra flexibility that a 2 bedroom home provides,
3. The possibility that a household will grow and require additional space in the future.

One bedroom affordable homes in rural areas have often proved to be problematic in the past. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they were re-classified as being in need of rented accommodation from a housing association.

## **7. Conclusion**

There is a need for nine new homes in Preston on Stour parish for people with a local connection and the specific need is for:

### **Housing association rent**

- 1 x 2 bed bungalow

### **Housing association shared ownership**

- 3 x 2 bed house

### **Owner occupier**

- 3 x 3 bed house
- 1 x 3 bed house/bungalow, physically adapted
- 1 x 4 bed house

## **8. Recommendation**

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the nine housing needs identified by this survey.

Partners in the land identification exercise should include:

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for WRCC

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

## **9. Acknowledgements**

Gratitude is expressed to Councillor William Spencer, Chairman of Preston on Stour Parish Council, and all those who helped to deliver the survey forms.

## **10. Contact Information**

Dionne Sambrook – Clerk to Preston on Stour Parish Council

Tel: 01789 450870

Email: [prestononstour.clerk@gmail.com](mailto:prestononstour.clerk@gmail.com)

Sarah Brooke-Taylor

WRCC - Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: (01789) 842182

Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)

**PRESTON ON STOUR PARISH COUNCIL**  
**HOUSING NEEDS SURVEY**

March 2015

Dear Householder

The recent Preston on Stour Parish Plan Action Plan identified the requirement for a Housing Needs Survey to be undertaken by the Parish Council. The survey is required to identify those in housing need and the type of housing required in the parish. The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results and work together with WRCC, Stratford District Council, Alscot Estate or other appropriate organisations to explore how the identified housing need can best be met.

Housing need means that affordable or suitable housing is not currently available in the parish to meet a current requirement. It applies to people who currently live or work in the parish but please note that people in housing need do not have to be living in Preston on Stour parish at the present time, although they do need to have a strong local connection (eg they work there / have close relatives there / were born or previously lived in the parish, but moved away to find suitable housing).

If you know of anybody who meets these criteria please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) so that a survey form can be sent to them.

**The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help towards the compiling of a profile of residents and some general points about life in the parish. We really need your help in order to form a balanced view and ask all households to complete a survey form.

- People who are not in housing need should complete page 1 only of the survey form.
- People in need of housing should complete all parts of the survey form.

All information given will be treated in strict confidence and nobody except WRCC will see any individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 19<sup>th</sup> April 2015 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours faithfully

Councillor William Spencer  
Chairman of Preston on Stour Parish Council

## Appendix A2

### Housing Needs Survey for Preston on Stour parish

#### Part 1 – to be completed by the head of the household

##### Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

##### Q2: Your housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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##### Q3: Life in the parish (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?			
Is the parish friendly with good community spirit?			
Is crime / anti-social behaviour an issue in the parish?			
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish			

Additional comments

**Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need in Preston on Stour.**

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

**Q4: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q5: Your current housing** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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**Q6: Local connection**

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

**Q7: Why do you need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

**Q8: Housing waiting list** (please tick)

Are you on the District Council's housing waiting list? Yes  No

You should go on this list if you have not already done so and details are on the back page.

**Q9: Type of housing required** (please tick)

Housing association rent	<input type="checkbox"/>	Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>
Owner occupier	<input type="checkbox"/>		

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Maisonette	<input type="checkbox"/>
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Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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**Q10: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope by 19<sup>th</sup> April 2015.**

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

**All properties can only be let or sold to people with a strong local connection.**

**Stratford-on-Avon District Council's housing waiting list.**

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk).

## Appendix B

Respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim.

- We live in a parish which is dominated by Alscot Estate. The estate does already a good job of providing relatively low cost housing at below the market rate.
- I could be supportive of a small number \*(less than 10)\* of affordable houses built elsewhere in parish, if really necessary. However the majority of residents want no new building in Preston village, but that is where the developers want to build them.
- If all the vacant derelict buildings were restored/converted into housing there would be sufficient housing in the parish in my opinion. This would provide more homes, but not spoil this unique area.
- Large scale development would ruin much that makes Preston such a pleasant place to live. However, there is a national housing crisis and a desire by some locals to own their own property. Modest development (say 5-10 houses) would therefore seem appropriate.
- Must be small scale and appropriate in character.
- The majority of houses in the village are rental.
- A time will come when stairs and mobility could be a problem. It would be preferable to be able to locate to single storey housing in the village. More affordable housing to encourage families with children to stay.
- Restoration of derelict buildings, specifically for local people with a genuine housing need.
- Planning for new build housing needs to take into account access and flow of traffic - eg unsuitability of single track roads for any volume of traffic.
- Too many objectors.
- There is a very urgent need for housing which is appropriate for older people and affordable for younger people. There is also an urgent need for private housing as there are a lot of rental homes and a transient population.
- Preston on Stour is a fantastic area to bring up children, commute from and has potential to be a bigger (slightly) and more mixed village. Unfortunately you need to rent or be very wealthy to live here. This is a shame because the village needs more children, more energy and more long term residents. I would love to buy a house here. I just do not have the £500,000- £2million needed to do so. Everything in this area is unaffordable, too big, or rented. We are on good salaries and cannot afford to buy a house in this area, even if there were any homes on the market which there are not. All owner occupiers here are over 50+. It is not healthy for any rural community (in terms of resilience) to have an ageing population.
- It is imperatively important that young people are encouraged to live within the village and schemes are required to implement this but must be in keeping!
- There are a number of single elderly and increasingly dependent long term residents who could benefit from purpose built or modified existing properties in Preston. They would then be enabled to continue to be supported by their friends & neighbours.

## Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
01	Yes	Single adult	Need less expensive home, own home, to be closer to relatives.	No	Owner occupier or housing association shared ownership	2 bed house	Housing association shared ownership	2 bed house
06	Yes	Single adult	Need to be closer to relatives, own home.	No	Housing association shared ownership	2 bed house	Housing association shared ownership	2 bed house
10	Yes	Two adults, two children	Need own home.	No long term security.	Owner occupier	3 bed house	Owner occupier	3 bed house
12	Yes	Two adults, two children	Need own home.	No	Owner occupier	3 bed house	Owner occupier	3 bed house
15	Yes	One adult, one child	Need less expensive home, to be closer to employment.	No	Owner occupier or housing association shared ownership	2 bed house / maisonette	Housing association shared ownership	2 bed house

16	Yes	Two adults, two adult children	Require physically adapted home, need to be closer to a carer/dependent, smaller accommodation, supported/specialised accommodation (disabled elderly parents).	Need to care for elderly parents (two disabled, all infirm).	Owner occupier	3 bed house or bungalow (physically adapted)	Owner occupier	3 bed house or bungalow (physically adapted)
23	Yes	Two adults, two children	Require larger accommodation, to be closer to relatives.	No	Owner occupier	4 bed house	Owner occupier	4 bed house
32	Yes	Two adults	Require bungalow due to illness.	Require bungalow due to illness.	Housing association rent	2 bed bungalow	Housing association rent	2 bed bungalow
33	Yes	Two adults, one child	Need own home.	No	Owner occupier	3 bed house	Owner occupier	3 bed house

## Appendix D

Property search on 19 May 2015 (excluding character properties, properties in need of repair, and properties less than £400,000).

Villages searched: Preston on Stour, Ilmington, Luddington, Clifford Chambers, Milcote, Atherstone on Stour, Wimpstone, Whitchurch, Alderminster, Long Marston, Goldicote, Loxley, Newbold on Stour.

Agent	Street	Settlement	No of beds	Type	Price £
Edwards	Manor Lane	Loxley	2	house	239950
Connells	Thackeray Close	Lower Quinton	3	house	162500
Edwards	Stileman Close	Lower Quinton	3	house	170000
RA Bennett & Partners	St Swithins Drive	Lower Quinton	3	house	190000
Connells	Manor Farm Cottages	Luddington	3	house	234950
Sheldon Bosley	Aylestone Close	Lower Quinton	3	house	255000
Peter Clarke & Co	Chatham Road	Long Marston	3	house	269950
Connells	Milcote Road	Weston on Avon	3	house	299950
Victoria Jeffs	Hill Lane	Upper Quinton	3	house	350000
RA Bennett & Partners	Western Heights Road	Long Marston	4	house	274995
Connells	Weston Houghton Road	Long Marston	4	house	279995
RA Bennett & Partners	Weston Heights	Long Marston	4	house	282995
RA Bennett & Partners	Campden Road	Long Marston	4	house	306995
Peter Clarke & Co	Edmonds Close	Upper Quinton	4	house	309950
Peter Clarke & Co	Meon View	Long Marston	4	house	347995
RA Bennett & Partners		Clifford Chambers	4	house	370000
Sheldon Bosley	Shottery Village	Shottery	4	house	375000
Peter Clarke & Co	Meon View	Long Marston	4	house	384995
Sheldon Bosley	Miles Meadow	Newbold on Stour	4	house	398500

Type	Average £	Average £ -5%
2 bed houses	239950	227953
3 bed houses	241544	229467
4 bed houses	333142	316485