



BARFORD, SHERBOURNE & WASPERTON HOUSING NEEDS SURVEY

**Survey commissioned by
Barford, Sherbourne & Wasperton
Parish Council
in partnership with
Warwickshire Rural Community Council
and
Warwickshire Rural Housing Association**

**Analysis by Phil Ward
Rural Housing Enabler for
Warwickshire Rural Community Council**

January 2009

CONTENTS

1. **Summary of Results**
2. **Introduction**
3. **Planning Context**
4. **Results – Contextual Information**
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Dwelling Tenure Profile
 - iv) Dwelling Type Profile
 - v) Dwelling Size Profile
 - vi) Dwelling Type and Size Profiles
 - vii) Life in the Parishes : Positive / Negative Aspects
 - viii) People Leaving the Parishes in Last 5 Years
 - ix) Support for One or More Small Housing Schemes
5. **Results - Housing Needs Information**
 - i) Reason(s) for Housing Needs - Breakdown
 - ii) Local Connection – Breakdown
 - iii) Waiting List - Breakdown
 - iv) Preferred Tenure - Breakdown
 - v) Preferred Type and Size - Breakdown
6. **Determination of Specific Housing Needs**
7. **Conclusions**
8. **Recommendations**
9. **Acknowledgements**
10. **Contact Information**

Appendices A, B, C and D

1. Summary of Results.

Approximately 700 Housing Needs Survey forms were distributed and 133 forms were returned. This equates to a response rate of 19%, a rate considered to be very reasonable for a survey of this type.

Twelve respondents expressed a need for alternative housing.

However, one of these housing needs was discounted from the final analysis because the respondents appeared to be able to meet their own housing requirements.

The specific needs are ;

Barford.

Rented

6 x 2 bedroom houses

2 x 2 bedroom bungalows (1 of them with physical adaptations)

Shared Ownership

1 x 2 bedroom house

Sherbourne.

Rented

1 x 2 bedroom house

1 x 3 bedroom house

2. Introduction.

Barford, Sherbourne & Wasperton Parish Council commissioned a local Housing Needs Survey in October / November 2008.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the Parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in Parishes across Warwickshire. A survey form was delivered to every home in Barford, Sherbourne and Wasperton Parishes. A copy can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the Parishes were explored and the opinions of respondents towards a small housing scheme based on the needs of local people were sought.

Only households with, or containing, a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler for Warwickshire Rural Community Council via a 'Freepost' envelope. Analysis of the completed forms took place in December 2008 and January 2009.

3. Planning Context.

The Warwick District Local Plan 1996-2011 (adopted in September 2007) provides the policies and context for future development in the District.

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Growth Villages - that being (i) on previously developed land within the Limited Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment or (ii) affordable housing in accordance with Policy RAP4.

An appraisal or assessment would normally take the form of a full household survey (Housing Needs Survey) of the village or parish.

Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size (number of bedrooms) and type (houses, bungalows or flats).

Where a private development site emerges in a Limited Growth Village the Council will require an element of affordable housing on sites of 3 dwellings or more. As a general rule, the Council will require a minimum of 80% social rented housing (usually through a Housing Association) and a maximum of 20% intermediate housing (often called Shared Ownership).

Policy RAP4 sets out the circumstances in which the development of affordable housing in the rural area to meet local needs of a village or parish may be permitted in exceptional circumstances (Rural Exception schemes) - that being where ;

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way ;

- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement ;
and
- c) the following principles are established ;
 - i all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality ;
 - ii the type of accommodation to be provided will be determined on the basis of local need ;
 - iii forms of tenure other than social rented housing (such as Shared Ownership) will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need ; and
 - iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or adjoining, an existing settlement.

People with a demonstrable need to be housed in the locality include ;

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation ;
- people who have lived in the parish for at least 2 years out of the last 10 years ;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish ;
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families ; and

- people who have been permanently employed in the parish for at least 12 months.

The Government accepts Rural Exception schemes in the Green Belt but greater controls are needed to ensure that the fundamental objectives of the Green Belt are not harmed – in particular, the retention of the open nature and rural character of the countryside.

Policy DAP1 sets out the circumstances in which development will be permitted in the Green Belt - that being new dwellings in accordance with Policy RAP1 (on previously developed land within a Limited Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment, or affordable housing in accordance with Policy RAP4).

Warwick District Council's Affordable Housing Supplementary Planning Document dated January 2008 states that, although surveys could be carried out of the needs of clusters of settlements / parishes, ultimately the information should be analysed on an individual settlement / parish basis because the affordable housing must meet the needs of the settlement in which it is located.

Policies RAP1, RAP4, DAP1 and the Affordable Housing Supplementary Planning Document provide for a number of circumstances whereby residential development may be permitted in a Limited Growth Village such as Barford and other settlements such as Sherbourne and Wasperton.

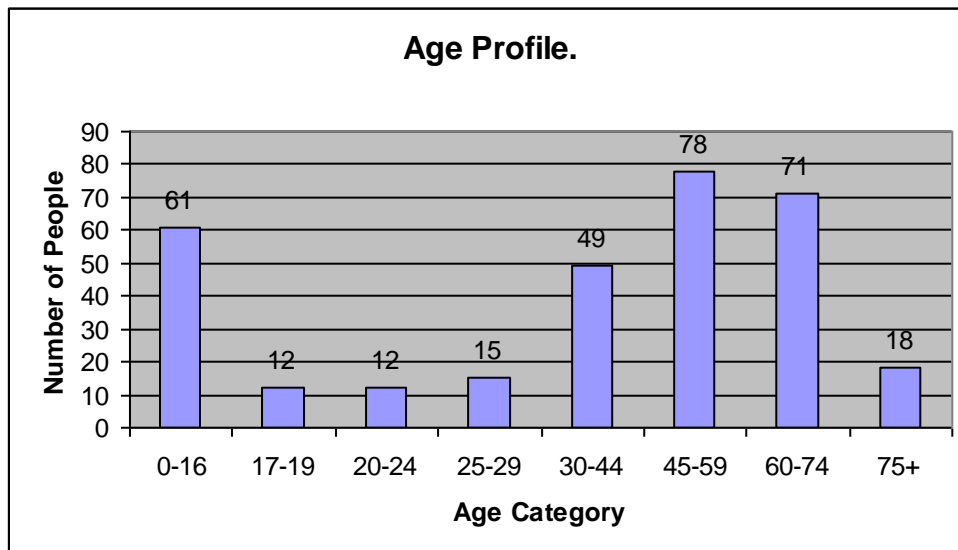
4. Results – Contextual Information.

A total of 133 survey forms were returned equating to a response rate of 19%. A response rate of 19% is considered to be very reasonable for a survey of this type because people generally only respond for one of three reasons ;

- To express a housing need.
- To offer support in principle to the idea of a small housing scheme for local needs.
- To state opposition to the idea of a housing scheme.

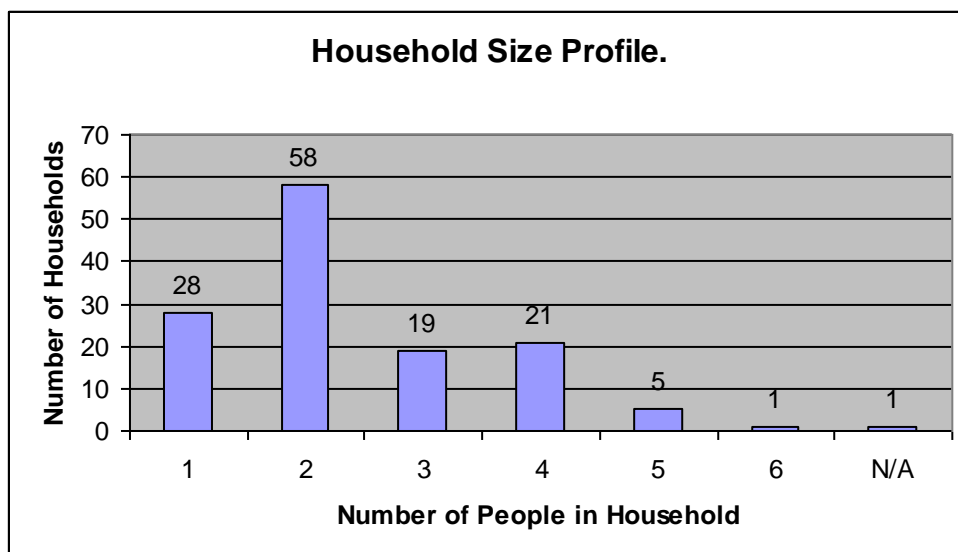
i) Age Profile (133 responses, 316 people).

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 167 out of the 316 people aged 45 and above, although there are 61 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the villages.



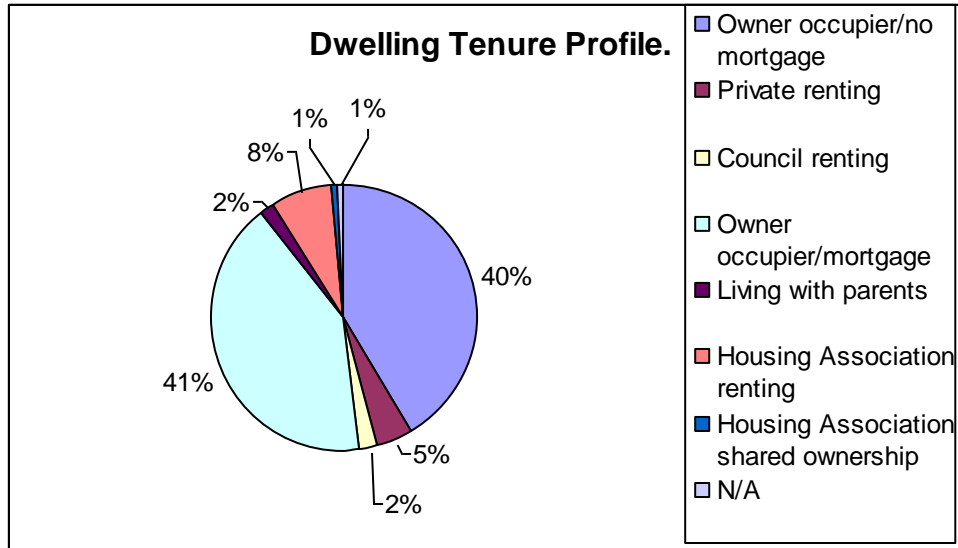
ii) Household Size Profile (133 responses).

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.38 people. The Census 2001 figures were 2.27 for Barford, 2.43 for Sherbourne, and 2.29 for Wasperton.



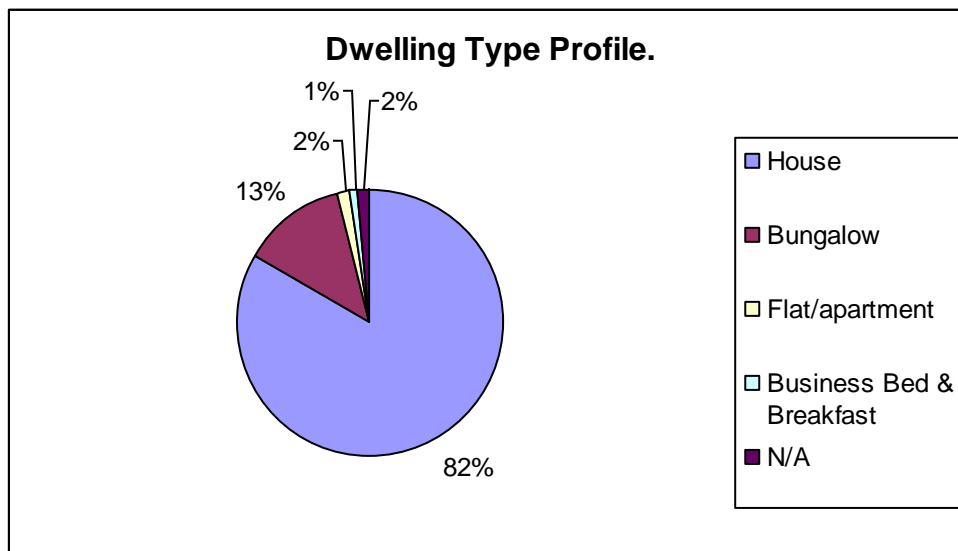
iii) Dwelling Tenure Profile (133 responses).

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent 81% of the total. Tenures traditionally considered to be within the 'social sector' represent 11% of the total.



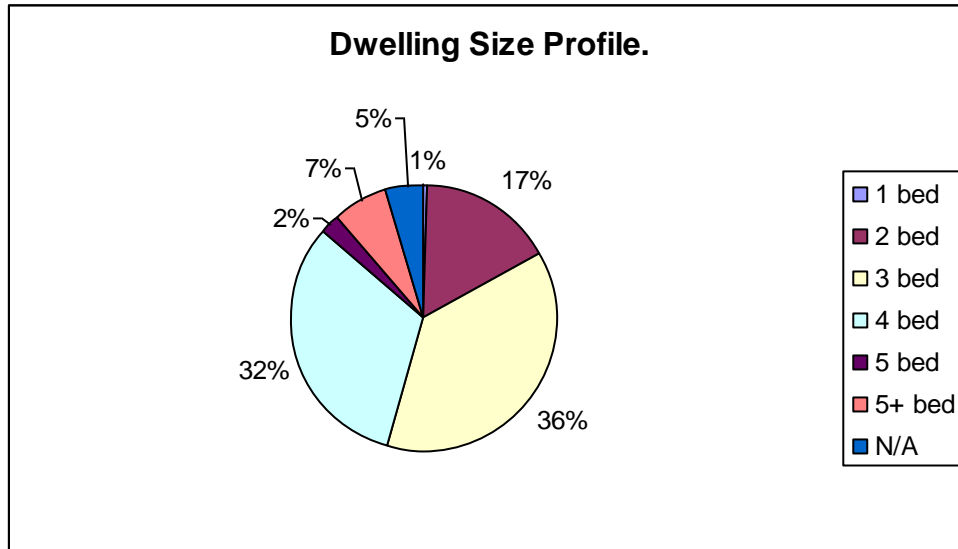
iv) Dwelling Type Profile (133 responses).

The following chart shows the types of dwellings that the survey respondents live in. Perhaps unsurprisingly houses represent the largest factor.



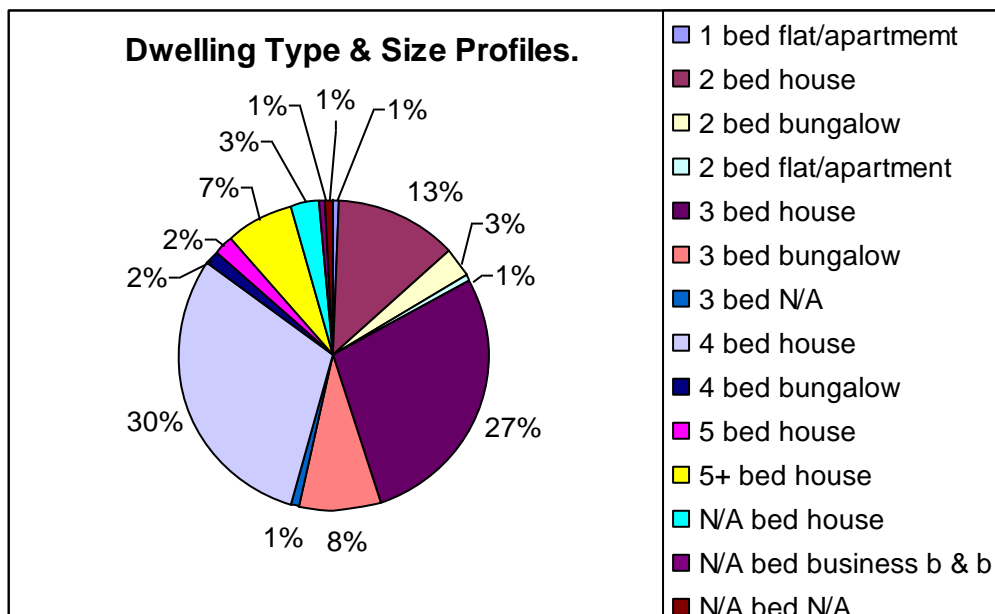
v) Dwelling Size Profile (133 responses).

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



vi) Dwelling Type & Size Profiles Cross Referenced (133 responses).

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 4 bedroom houses emerge as the largest single factor of those specified, closely followed by 3 bedroom houses. When compared to 4.ii above, i.e. a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parishes.

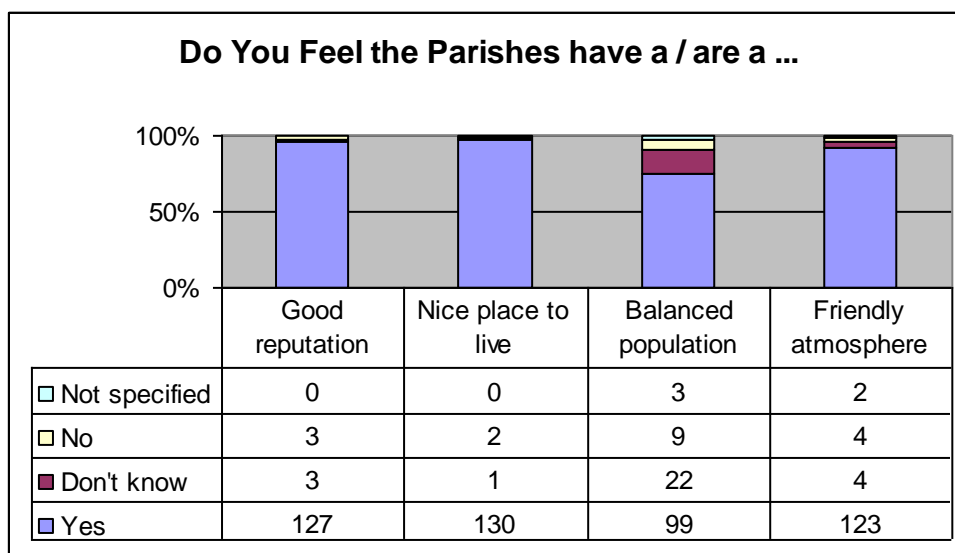


vii) Life in the Parishes ; Positive / Negative Aspects (133 responses).

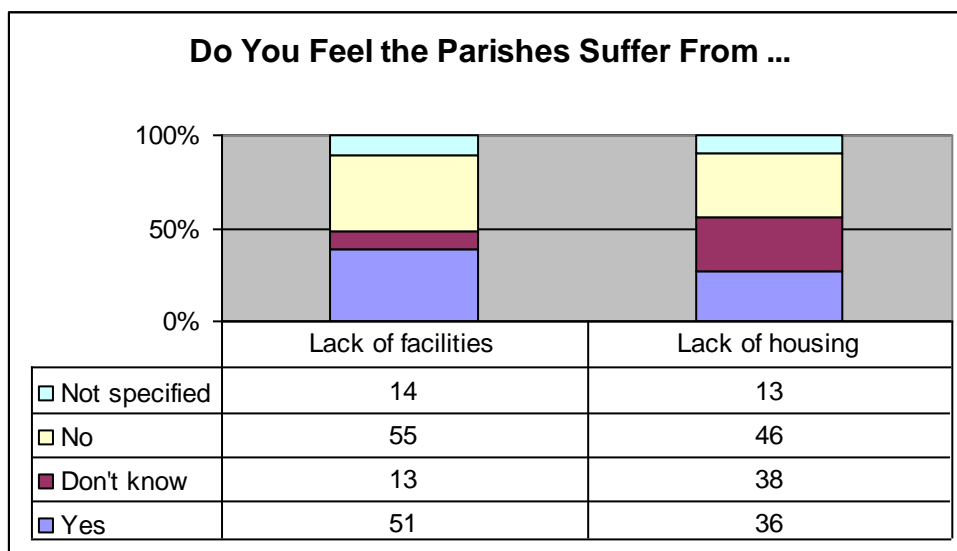
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Barford, Sherbourne and Wasperton Parishes. This was done to build-up a picture of life in the Parishes and also to identify any issues / problems which could threaten the long-term sustainability of the Parishes.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when proposing new homes.

The first chart shows the respondents' views about the benefits to living in Barford, Sherbourne and Wasperton Parishes. The vast majority of the respondents thought the Parishes had a good reputation, were a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents' views about negative issues that might exist in the Parishes. There were a variety of opinions in respect of the issues. The largest groups of respondents did not think that there was a lack of facilities or a lack of housing. But there was also a large group of respondents who thought the contrary.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of local facilities and a lack of adequate housing. Certain key issues emerged, as specified in the following tables ;

Lack of Facilities – Main Comments ;

Key Issue	Number of Respondents' Comments
More shops (including baker, butcher, fishmonger & greengrocer)	25
Sports & recreation (including tennis & cricket)	15
Doctors	8
Facilities for children, older children, young teenagers & young people	7
Public transport	6
Chemist	4
Post Office (full-time)	3

With 19% of respondents requesting more shops and 11% of respondents requesting sports and recreation facilities, these might be considered issues.

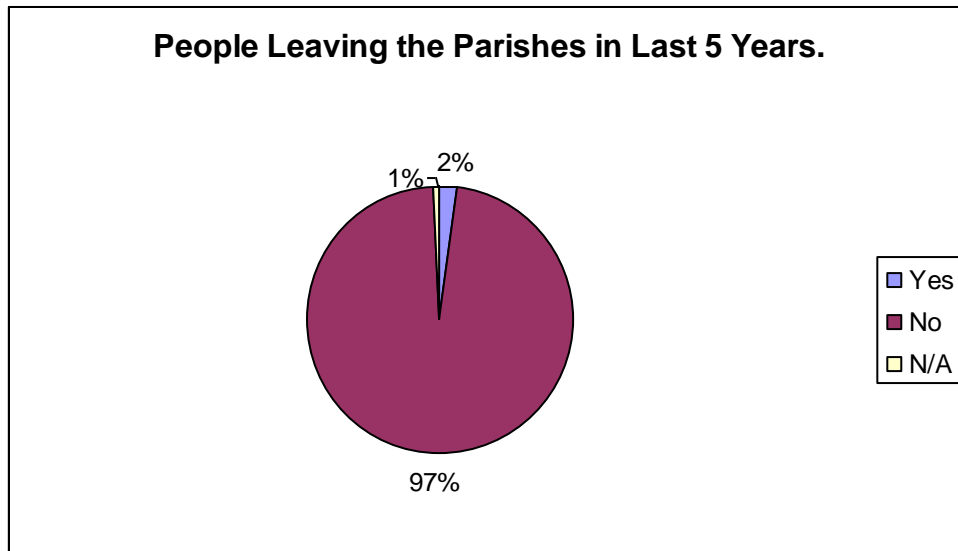
Lack of Adequate Housing – Main Comments ;

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

Comments
<ul style="list-style-type: none">• Affordable.• Affordable housing.• Affordable homes.• Low cost affordable houses.• More affordable homes for young villagers.• Affordable housing for young couples with family.• Affordable for people on lower incomes.• Affordable housing for people who wish to stay in area that have lived here a long time / grew up here & cannot afford to rent / buy.• Affordable rented accommodation.• Affordable rent and buy.• Affordable housing but not shared ownership schemes as prices are still very expensive - mortgage & rent !!• Rented accommodation / shared ownership housing.• Affordable and open market.• More affordable homes - more sheltered accommodation for elderly.• 1 bed properties.• Starter / affordable housing.• Starter homes.• Council housing / low cost private rented for single people.• Small homes for 1st time buyers. Small homes for young couples / young families.• Young couples, elderly single people.• First time buyer, young rental property, downsize homes of character.• Smaller lower cost private housing suitable for first time buyers and downsizers and smaller quality private housing for downsizers.• Bungalows for older residents and sheltered housing. Smaller 2 bedroom dwellings for young first time buyers / renters.• Suitable for elderly, single persons, particularly bungalow style is still needed.• Small bungalows.• Bungalows / flats.• Bungalow / sheltered accommodation for the elderly.• More bungalows to rent.• Bungalows for elderly with no clause [?] regarding children.• Low cost, retirement.• Sheltered accommodation.• Sheltered elderly.• Sheltered housing or suitable housing for elderly.• But would imagine more mid-size houses needed.• Larger private houses.• High quality high price £650 - 1.5m.• Any additions must maintain overall quality and style of current village properties.• A regular supply of affordable housing, not a lot all at once.• Homebuy being actually affordable. When I looked into this the rent element was very high.• I thought that the development of Oldhams site had addressed many of the housing needs.• It's a village, not a city.

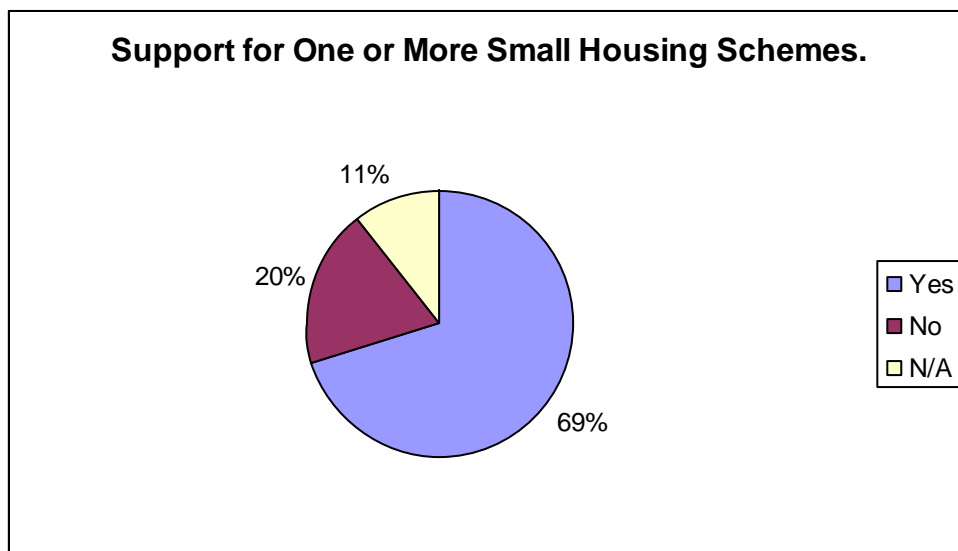
viii) People Leaving the Parishes in Last 5 Years (133 responses).

The chart below shows the number of households where someone has had to leave the Parishes in the last 5 years because no affordable or suitable housing was available. The chart shows that this has occurred in 2% of respondents' households.



ix) Support for One or More Small Housing Schemes (133 responses)

The chart below shows the level of support within the community for one or more small housing schemes to meet the needs of local people being built. The chart shows there is a high level of support, 69%, amongst the survey respondents for a small-scale affordable housing scheme. 20% of respondents were against such a scheme. Comments received from the respondents with regard to the development of such a scheme are shown in Appendix B of this report.



5. Results – Housing Needs Information.

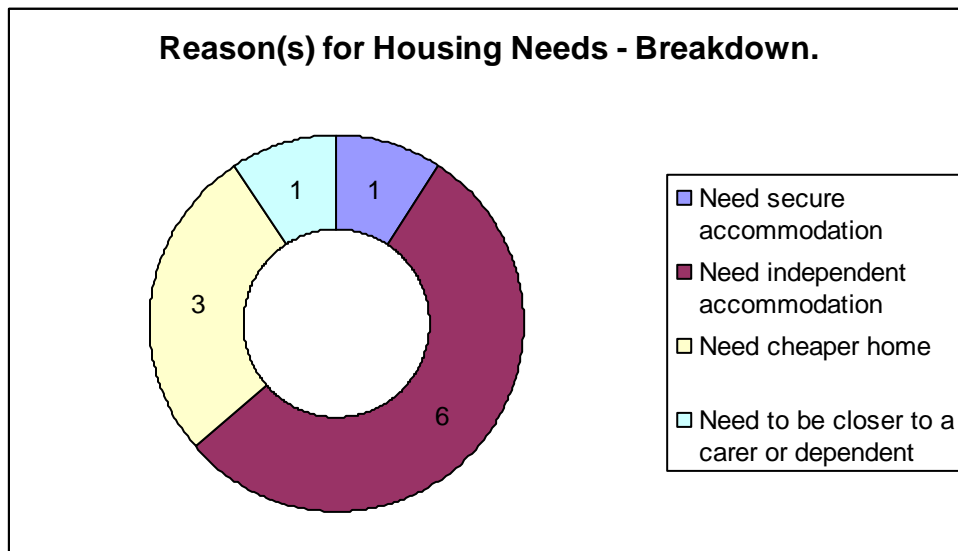
Out of the 133 responses to the survey, 12 individuals / households expressed a need for alternative housing.

However, one of these housing needs was discounted from the final analysis because the respondents appeared to be able to meet their own housing requirements.

Section 5 provides a breakdown of information from the remaining 11 respondents.

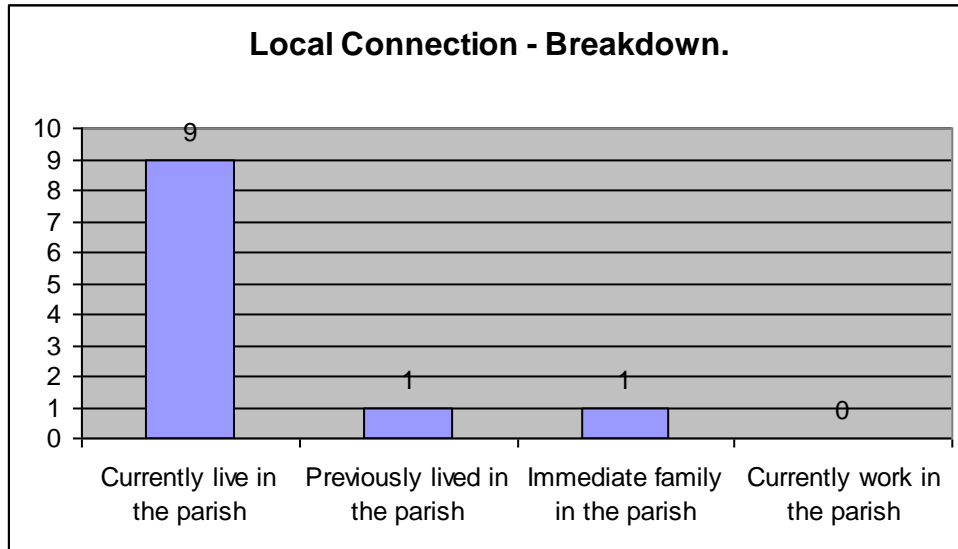
i) Reason(s) for Housing Needs – Breakdown (11 responses).

The following chart shows the reasons for the 11 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



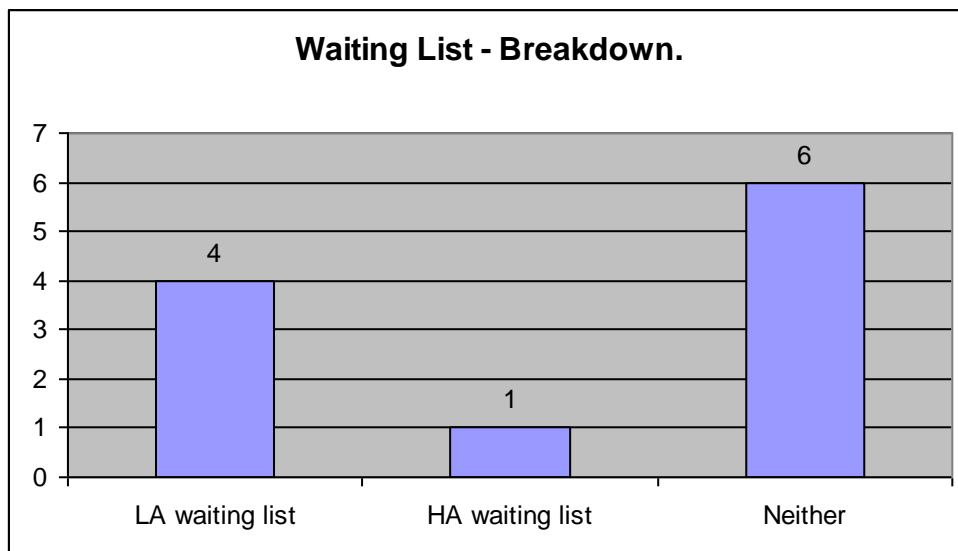
ii) Local Connection – Breakdown (11 responses).

The chart below shows the types of local connection that the 11 respondents have.



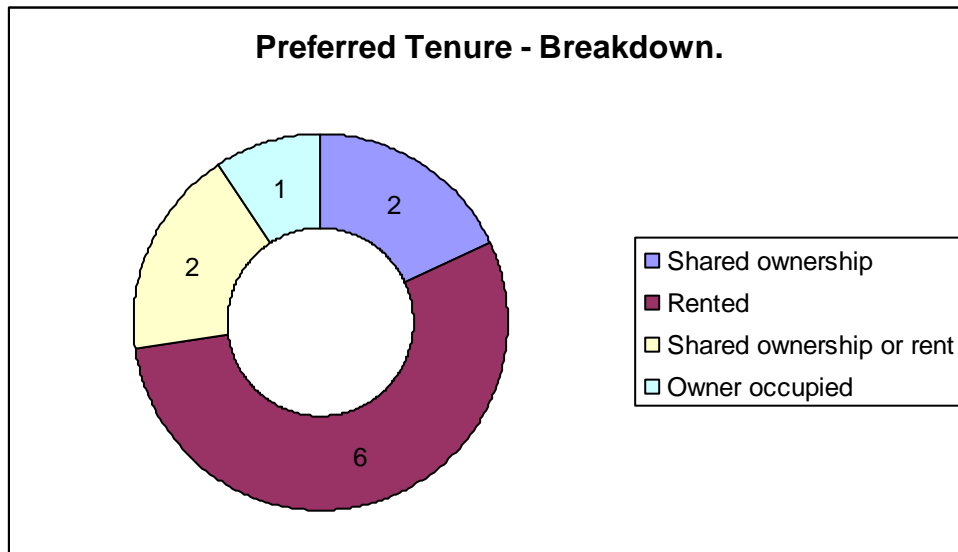
iii) Waiting List – Breakdown (11 responses).

The following chart shows the number of respondents registered on the local authority waiting list and / or a housing association waiting list.



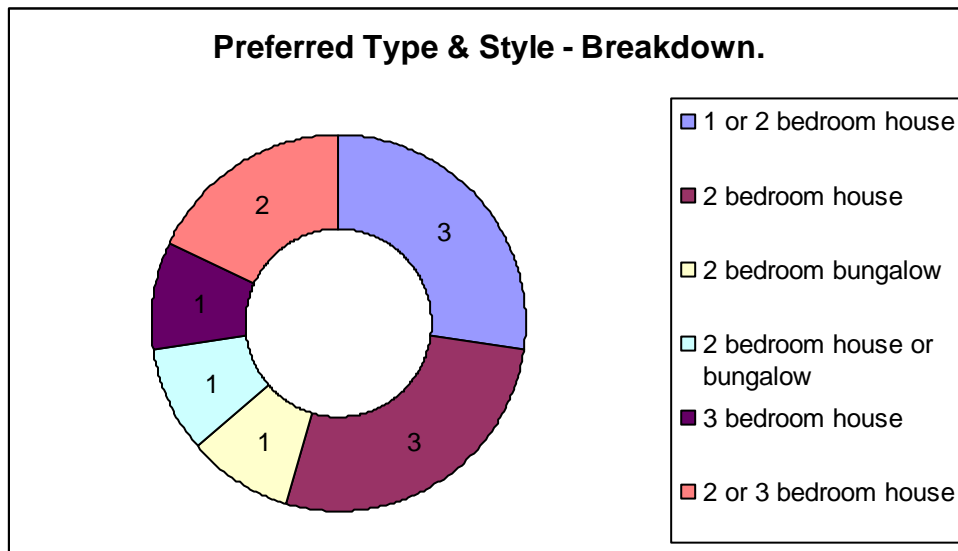
iv) Preferred Tenure – Breakdown (11 responses).

The preferred tenures of the 11 respondents are shown in the chart below.



v) Preferred Type and Size – Breakdown (11 responses).

The preferred types and sizes of accommodation expressed by the 11 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 11 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- 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 open market property. Research was carried out on property prices in Barford, Sherbourne, Wasperton and surrounding areas and can be seen as Appendix C of 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.
- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Shared ownership or rent	2 bed house	Rent	2 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Shared ownership	2 or 3 bed house	Rent	2 bed house
Yes	Rent	2 bed bungalow with physical adaptations	Rent	2 bed bungalow with physical adaptations
Yes	Rent	2 or 3 bed house	Rent	2 bed house
Yes	Shared ownership	1 or 2 bed house	Rent	2 bed house
Yes	Owner occupied	2 bed house	Shared ownership	2 bed house
Yes	Rent	1 or 2 bed house	Rent	2 bed house
Yes	Shared ownership or rent	2 bed house	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	1 or 2 bed house	Rent	2 bed house

A full breakdown of the total identified local housing need can be seen as Appendix D of this report.

7. Conclusions.

There is a need for 11 new homes in Barford, Sherbourne and Wasperton for local people.

The specific needs are ;

Barford.

Rented

6 x 2 bedroom houses
2 x 2 bedroom bungalows (1 of them with physical adaptations)

Shared Ownership

1 x 2 bedroom house

Sherbourne.

Rented

1 x 2 bedroom house
1 x 3 bedroom house

8. Recommendations.

Warwick District Council's Affordable Housing Supplementary Planning Document dated January 2008 states that, although surveys could be carried out of the needs of clusters of settlements / parishes (such as the individual parishes of Barford, Sherbourne and Wasperton), ultimately the information should be analysed on an individual settlement / parish basis because the affordable housing must meet the needs of the settlement in which it is located.

Such an analysis on an individual settlement / parish basis has identified a housing need for 9 new homes in Barford and for 2 new homes in Sherbourne.

The Supplementary Planning Document would, therefore, normally require two separate affordable housing schemes to meet the separately identified housing needs for Barford and Sherbourne.

However, as a scheme to develop just two affordable homes in Sherbourne would not normally be financially viable, Warwick District Council has indicated that, under the circumstances, it would consider (on a case by case basis) a proposal to meet the combined housing need for both settlements / parishes in Barford alone.

It is recommended, therefore, that an exercise is carried out to identify a suitable piece of land in Barford to meet the 11 housing needs for Barford and Sherbourne identified by this survey.

Partners in this exercise should include ;

- The Parish Council
- Warwick District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is 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.

In arriving at the housing needs described in Section 7, the needs of 6 single people have been determined as being for 2 bedroom homes. It is therefore essential that any proposal to develop these new homes must be accompanied by an understanding on the part of the Housing Association that single people have priority of occupation over other household sizes. This understanding should be incorporated into any planning obligation relating to the new homes.

9. Acknowledgements.

Gratitude is expressed to Cllr John Murphy, Chairman of Barford, Sherbourne and Wasperton Parish Council, and Cllr Rob Mulgrue.

10. Contact Information.

Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council
25 Stoneleigh Deer Park Business Centre
Abbey Park, Stareton
Kenilworth
CV8 2LY

Tel ; (024) 7621 7391
Email philw@wrccrural.org.uk

Mr J F Johnson
Clerk to Barford, Sherbourne and Wasperton Parish Council
3 Barford Woods
Barford Road
Warwick
CV34 6SZ

Tel ; (01926) 419300
Email Johnson.jf@virgin.net

Appendix B.

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- Depends on need.
- I don't think we need additional housing. Houses in the village should be utilised. Green spaces should be retained.
- Why hasn't this happened at Barford Burrows new development ? Offices standing empty !
- I do not see the point in building more affordable properties in the parishes. The shared ownership in Barford didn't sell and had to be rented out.
- I am conscious that we do not have a mix of colour or culture, a very white middle class area !!
- Depends how enforced - if it was only for local families and this was implemented long term then I would be in favour.
- New build should be constructed as far as possible to extend urban areas (brownfield sites ?) NOT rural village areas. As far as possible reduce impermeable areas to mitigate flooding !!
- There are enough houses in Barford.
- We have already had a whole road of housing, but the Homebuy was not affordable.
- Some older Barford residents would like to move out of their larger homes that have become too big and stay in the village in smaller properties. This is not often possible. There are no properties available.
- I am currently going through a divorce and will not be able to afford to stay in my current property. I would be very interested in looking at affordable housing.
- Only rented affordable homes but operated with Barford JPC's S.106 strictly - NOT overridden by any WDC or national criteria. Shared equity has not been successful here.

- Just make sure that all new building enhances the character of the village in Barford (ie fits in with the traditional style, unlike the dreadful monstrosities at the top of Church Street (50's/60's ?) and a few others. Please keep it as the beautiful village it should be. The new shop is excellent !!
- I have just moved into Barford in the new development in shared ownership from [location] as they couldn't fill the houses they had with local people so I don't think they need any more ! And this survey is a waste of time.
- I am on Incapacity Benefit. I also have bad health diabetes, bronchial asthma.
- We moved to Barford [x] years ago because it is a small village and we do not want it developed it would spoil its character.
- We would be in favour of a small development, depending on where it would be built.
- Would prefer better designed housing than those recently built - small houses with huge front doors look very strange and out of place.
- [x] years ago I did have to leave the parish through lack of affordable housing.
- A recent development in Barford had affordable housing for local people but they could not all be filled with local people and people from outside the area filled these. This should be taken as a lesson learnt that no more affordable housing is required.
- The form is not well designed. Are we supposed to respond just for ourselves or for someone who may need affordable housing. I don't see how you will get any useful info from this. A wasted opportunity !!
- At least in Wasperton, planning curbs on turning small dwellings into big ones would be a better solution than new build.
- Any additional housing would spoil the nature of the village. The building of very large houses on previous small houses / bungalows has already done this.
- I am happy to support affordable housing if still required. I also support the proposed development scheme behind Barford House but NOT any infill up to the by-pass.
- Council points system will put single people with no dependant children at the bottom of the list ie it discriminates against single people and thus forces them to go.
- I don't think we should be trying too hard to 'socially engineer' our towns and villages. They have evolved over centuries to where they are. The expensive house bubble is about to end anyway.

- As 2 bedroom houses are given to single men with NO children and a 3 bed house to a single parent with 1 child. These should have been given to more needing families with overcrowding etc but were not because of the local connection clause, and there were obviously no families in the village that required these homes ! Also the affordable housing was not so affordable by the time a mortgage is paid then the rent - which was not cheap, made it only a fraction cheaper than buying outright - so then they were put up for rent !
- The village is large enough for the infrastructure present.
- Consideration of the development of Barford House land - 2 schemes have been floated - either of these should be worked up for a planning application for approval.
- Barford has too much A. Housing. So much so that it has been given away even to people not needing it and already in A. Housing in Sandy Way.
- Low cost housing is essential to maintain a balanced and varied population.
- There are sufficient new houses in Barford - a lot still for sale !
- +/- 6 houses not +/- 40
- The recent development at the ex 'Oldhams' site is good for those who can manage stairs - see above - the older and less mobile people needing smaller places. Should be as Oldhams so that Parish related people have first call.
- The affordable scheme would need to be implemented as part of a larger housing development of which neither is necessary and placing a new build scheme at the heart of Barford would be detrimental to the conservation area.
- Yes, if built in typical Parish style.
- Please do not send another one, as this is the second I have filled in. Try someone else for a change.
- Providing that any such scheme would benefit individuals with an immediate local connection through family or previous residency.
- The point of villages is the green space between them. Too much building (of any kind) will erode these spaces so that we will live in a continual concrete strip. Brown field developments in Warwick and Leamington would be much more environmentally friendly.

- Although we are in favour of this type of housing - my son and family are in similar accommodation through lack of cheaper properties in the village - feel it should not be used as a 'dumping ground' for difficult tenants ! New build Homebuy is a great idea - except that prices of property in villages like Barford, Wasperton etc are still so high they are still out of reach for people on lower incomes. More thought needed on methods of building cheaper, good quality property ?
- We believe there has been affordable housing built in Barford in the past 2 years.
- People that have grown up in area & have to move away to towns etc need to be able to stay in area. Affordable housing is something these parishes have needed for a very long time !!!

Appendix C.

Property Search on 14 and 21 January 2009 (Barford, Sherbourne, Wasperton, Ashorne, Bishops Tachbrook, Budbrooke, Charlecote, Hampton Lucy, Hampton on the Hill, Hampton Magna, Norton Lindsey, Snitterfield, and South Warwick within 1 mile of Barford, excluding character properties, properties in need of repair, and properties over £325,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Crabb Curtis	Holt Avenue	Bishops Tachbrook	2	Bungalow	155,000
Paul Twyneham & Co	Verdon Place	Barford	2	Bungalow	285,000
Locke & England	Lambert Court	Barford	2	Flat	117,500
Hawkesford	Sandy Way	Barford	2	Flat	124,950
Newmans	Kingsley Road	Bishops Tachbrook	2	House	130,000
Connells	Hurdlers Lane	Snitterfield	2	House	184,950
John Shepherd Vaughan		Snitterfield	2	House	205,000
Edwards	The Green	Snitterfield	2	House	219,950
Connells	Shelby Lane	Snitterfield	2	House	219,950
Margetts	Church Street	Barford	2	House	225,000
Bigwood	Pigeon Green	Snitterfield	2	House	240,000
Wiglesworth	Mallory Road	Bishops Tachbrook	3	House	149,950
Wiglesworth	Penfold Close	Bishops Tachbrook	3	House	164,950
Loveitts	Arras Boulevard	Hampton Magna	3	House	169,950
Connells	Farm Walk	Bishops Tachbrook	3	House	179,950
Hawkesford	Hales Close	Snitterfield	3	House	185,000
Locke & England	Oakley Wood Road	Bishops Tachbrook	3	House	189,950
Edwards	Hales Close	Snitterfield	3	House	189,950
Donald Carter	Sandy Way	Barford	3	House	195,000
Connells	Bradford Close	Bishops Tachbrook	3	House	199,950
Connells	Hurdlers Lane	Snitterfield	3	House	200,000
Wigwam	Hurdlers Lane	Snitterfield	3	House	206,950
Locke & England	Hayward Close	Hampton Magna	3	House	210,000
Margetts	Marten Close	Hampton Magna	3	House	210,000
Connells	Daly Avenue	Hampton Magna	3	House	215,000
Locke & England	Clinton Avenue	Hampton Magna	3	House	225,000
Wigwam	Parsonage Close	Bishops Tachbrook	3	House	229,950
Connells	Gould Road	Hampton Magna	3	House	235,000
Wigwam	The Green	Snitterfield	3	House	269,500
Halifax	Cherry Lane	Hampton Magna	4	House	189,950
Connells	Duttons Close	Snitterfield	4	House	219,950
Connells	Hardwick Field Lane	Warwick	4	House	239,995
Locke & England	Penney Lane	Warwick	4	House	275,000
Connells	Hardwick Field Lane	Warwick	4	House	279,995
Connells	Mill Close	Norton Lindsey	4	House	299,950
Hawkesford	Hemmings Mill	Barford	4	House	309,950

Type	Average (£)	Average - 5% (£)
2 bedroom bungalows	220,000	209,000
2 bedroom flats	121,225	115,164
2 bedroom houses	203,550	193,373
3 bedroom houses	201,447	191,375
4 bedroom houses	259,256	246,293