

Surrey Community Action

Desktop review of housing market context and need

Parish of Burstow in the District of Tandridge, Surrey

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Report summary

This report's purpose is to provide an up-to-date picture of the housing market context in Burstow and relative affordability, including current local housing need. It is based on secondary data collected and published by various organisations

Home ownership levels are relatively high in Burstow parish with 78% of households owning at least a share of their home while the remaining 22% rent or live rent-free (2021 Census) ¹.

The cheapest two-bed property sold in the last year cost £325,000. A household would likely need an income of £65,000 together with a £32,500 deposit² to be able to afford this property.

There are currently 58 homes for sale in Burstow and only one home available to privately rent. Within one mile of the Burstow parish boundary there are 35 homes available to rent, mostly in Horley.³

The Office for National Statistics (ONS) reports that Tandridge residents, on a median gross workplace-based annual salary of £37,444 would need to pay 12.98 times their salary to afford the median house price⁴.

Tandridge residents on a lower quartile gross annual workplace-based salary of £25,094, would need to pay 14.94 times their salary to afford the lower quartile house price⁵.

The average private rent across Tandridge District ranges from £1,102 per month for a 1-bed home to £2,704 for a 4-bed home. The average for all properties is £1,558⁶.

There are 71 households on the Tandridge housing register currently living in the parish but it is not known how many of these wish to remain in the parish or have a strong connection to the parish.

There are currently at least 137 affordable and social rented homes in the parish. Outline planning permission has been granted for a further 180 affordable homes whose tenures have not yet been confirmed.

A housing needs survey was carried out in 2019. This survey concluded that, at the time, there was a need for 16 affordable homes for households in the parish.

¹ See Figure 3

² Based on Figure 9 (£325,000 take away 10% deposit and then divide mortgage by 4.5)

³ Rightmove, October 2025

⁴ See Figure 6

⁵ See Figure 6

⁶ See Figure 11

Context

The parish covers a rural area of 12.79 km² (7.94 sq. miles) and includes several small settlements, the largest of which is Smallfield. Over half of the parish's 4800 population live in Smallfield⁷. The 2021 Census counted 1840 households in the parish⁸.

Burstow parish retains a rural character and, apart from the settlement of Smallfield, the parish is designated entirely as Green Belt. Part of Burstow village sits within a Conservation Area.

Recently, under recently revised green belt policy, outline planning permission has been granted for 390 new homes in the parish and applications for more homes are expected⁹.

The community is thriving with many residents active in the community and a proactive Parish Council. There are local shops and facilities, including play areas, a multi-use games area, skatepark, community art garden, and other quiet spaces.¹⁰

Local schools include a nursery, primary school, and an independent special education school. In nearby Horley, there are additional primary and secondary schools.

The parish is almost bounded to the east by the developed areas of Horley, Crawley, and Gatwick Airport, and parts of the parish is beneath busy flight paths. The area is well placed for commuting to several nearby towns and London.

The character of parts of the parish is likely to change as outline planning permission has been granted for 390 new homes in the parish and applications for more homes expected.

A Neighbourhood Development Plan is being created for the parish. The District Council has responded to a Regulation 15 plan.

⁷ [Build a custom area profile - ONS](#)

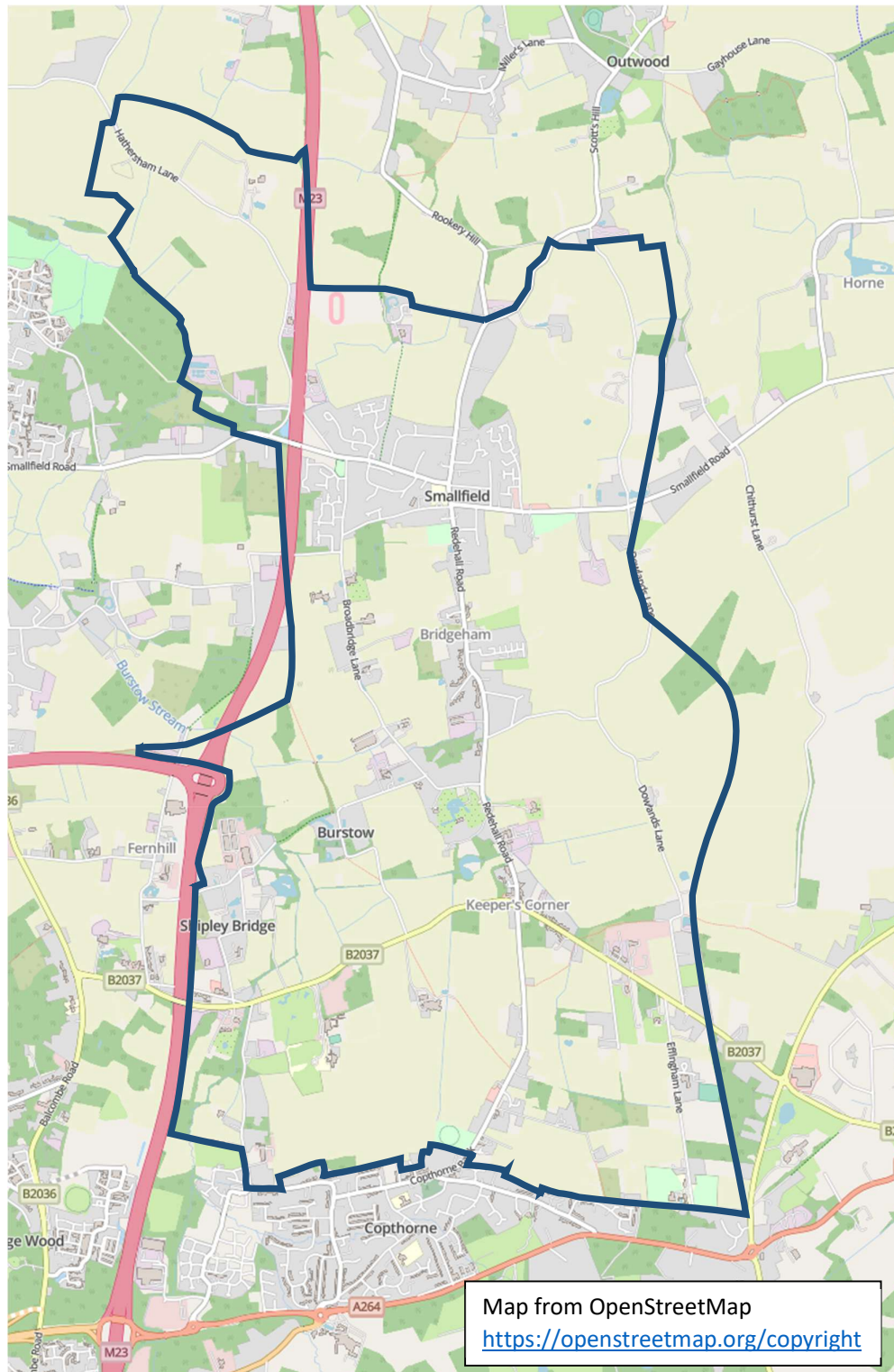
⁸ [Build a custom area profile - ONS](#)

⁹ Application references 2022/1658, 2023/1464 and 2023/941/EIA

¹⁰ [Burstow & Smallfield Neighbourhood Development Plan 2023](#)

Parish Map / Neighbourhood Plan Designation Area

Figure 1 Map of Burstow Parish and Neighbourhood Plan Area



Setting the Scene

Surrey, often seen as an affluent county with a strong housing market, has its own unique problems when it comes to housing. Large areas of the county fall within the Green Belt, areas of National Landscape and Sites of Special Scientific Interest. Many settlement areas are often subject to conservation area regulations, and land prices are high.

Being within easy reach of London makes many of the villages in Tandridge an ideal choice for commuters: house prices are, by comparison, cheaper than in London, whilst salaries in London are significantly higher.

Under recently revised planning policy, which allows some Green Belt land to be considered 'Greybelt' and potentially appropriate for development¹¹, Burstow parish has become a focus for planning applications proposing several hundred homes and permissions are being granted. This represents a major change from the way development in rural Surrey has been managed in the past.

Data from the Office for National Statistics (ONS) shows that Tandridge residents, on a median gross annual salary of £37,744, would need to pay 12.98 times their salary to afford the median house price of £490,000. On a lower quartile gross annual salary of £25,094, residents would need to pay 14.75 times their salary to afford the lower quartile house price of £370,125.¹²

Housing need and affordability (definitions and descriptions)

Defining housing need

Housing need in this context is defined as:

- The need for an individual or household to obtain housing which is suitable for their circumstances.
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure.
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality.

¹¹ [National Planning Policy Framework December 2024](#) paragraph 155

¹² [House price to workplace-based earnings ratio - Office for National Statistics](#)

Defining affordable housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The most referred to definition of affordable housing is set out in Annex 2 to the National Planning Policy Framework (NPPF).

“Affordable housing; housing for sale or rent, for those whose needs are not met by the market”.

This is the definition that local planning authorities apply when making provision within their areas to meet local demand/need for affordable housing. The most recent version of the NPPF was published in December 2024. The NPPF definition incorporates social rent, as well as a range of intermediate rent and for-sale products.

The Affordable Housing Commission (2020) concluded that “many” of these products “are clearly unaffordable to those on mid to lower incomes.”

The difficulty with the newer definition is that it no longer refers to the percentage of the household’s income or earnings that should be spent on housing costs. Historically, the Housing Cost to Income Ratio (HCIR) was referenced in Planning Policy Guidance Note 3, which was repealed and replaced by the NPPF, and was based around housing costs not taking up more than 35% of a household’s income.

In Surrey, the extremely high house prices mean that some households, on what would be considered a reasonable income elsewhere in the Country, are finding it increasingly difficult to access the open market and as a result are spending a greater percentage of their income on housing costs than the previously recommended 35%.

Affordable housing tenures

Discounted Market Sale

The product is discounted by a minimum of 20% and up to 50%, usually in perpetuity, to those with a defined need. The discount is applied at each point of sale, following valuation. The defined need may be financial and/or geographical or linked to local salary levels, for example. This is particularly useful in high value areas such as Tandridge, where a 20% discount may still be unaffordable to those on average incomes and where the discounts will often need to be greater than the minimum 20%. Local connection criteria are applied to such schemes, and eligibility criteria are set by the Local Authority.

For example, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later, the same property is revalued at £400,000 and sold for £320,000.

The discount is ‘locked’ into the asset, usually through a covenant on the land or property.

Shared Ownership

A share of the property is purchased, and the remaining share is rented, typically from a housing association. This housing tenure can offer a suitable alternative for those with very small deposits, as it offers the opportunity to gain a foot on the housing ladder, whilst building up some equity in the property. Purchasers can now buy shares as low as 10% of the property cost. However, this does mean that the rental percentage will be higher.

When a property has been built on a rural exception site, the maximum percentage that can be owned is 80%. This ensures the property always remains available as affordable housing within the Parish and is not available to be sold on the open market.

In some cases, the total rent and shared ownership mortgage payments can be more than typical mortgage repayments, although the shared owners would not have been able to access a high street mortgage for the whole of the property price. Problems have also arisen on re-sale, where a homeowner has 'staircased up'¹³ by buying a higher proportion of their home. The re-sale price has been unaffordable for those looking to purchase such a property type, particularly because to be eligible, the income level for this tenure type is currently capped by the government at £80,000 per annum.

Affordable rent

Historically, the guide to what is affordable has been 30-35% of a household's net income. For some people, even 'affordable rents' in high-value areas can now be unaffordable to people in housing need. Affordable Rents are defined in the NPPF as a maximum of 80% of open market rents.

Because this is unaffordable to so many, the Tandridge Housing and Tenancy Strategies both state that affordable rents shall be no more than the local housing allowance¹⁴.

The situation is further complicated by restrictions on the housing register eligibility criteria, where household income must not exceed £60,000, and you cannot have savings/assets of more than £75,000¹⁵. While these figures may be considered financially healthy, they may not be enough to buy a property in an area such as Tandridge, and not all households can afford to privately rent. Such families are often caught between affordable and open market tenures, being too rich for one and too poor for the other.

Social rent

In 2017, the government re-introduced socially rented properties as being eligible for grant funding. In general, social rents are around 60% of market rent, while affordable rents are

¹³ This term refers to the act of increasing the percentage of ownership.

¹⁴ [Tandridge-Housing-Strategy-2019-2023](#) Policy HS4, page 27 and [Tenancy Strategy 2020.indd](#) page 10

¹⁵ [Booklet No.30 Housing Register, Tandridge District Council](#)

capped at a maximum of 80% of the market rate. Social rents are regulated by the government. There is a formula for setting the rent levels.

Community Led Housing

Community led housing is inspired and controlled by the community. It is not a new mechanism for delivering homes, but the number of homes being built through this means has been rapidly increasing. There are some basic guiding principles to Community Led Housing, and a scheme is community led when:

- There is meaningful community engagement and consent throughout the process.
- The local community manages the homes in a manner of their choosing. This could be done in partnership with a housing association or be completely self-managed.
- The benefits to the community are clearly defined and legally protected in perpetuity for example through an asset lock.

Rural Exception Sites

The National Planning Policy Framework refers to rural exception sites as “*Small sites used for affordable housing in perpetuity, where sites would not normally be used for housing.*” Rural exception sites seek to address the needs of the community by accommodating households that are either residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding or to enable a lower rate of rent to be charged. Rural Exception sites are assessed under the Tandridge District Core Strategy Rural Exceptions Policy CSP5.

Housing stock and tenures

Housing stock

Like many other rural areas in Surrey, housing stock in Burstow Parish is dominated by houses (87.3% of dwellings, see Figure 2).

Figure 2. Mix of housing in Burstow Parish compared with England by percentage, 2021 Census¹⁶

	Houses and bungalows	Flats and apartments	Caravan, mobile or other temporary structure
Burstow	87.3	8.8	3.9
England	77.4	22.2	0.4

¹⁶ Source. ONS, Census 2021-[Build a custom area profile](#) (N.B. use ‘Find your area’ search to use correct parish boundary)

Property tenures

Home ownership in Burstow is above the England average with 78% of households owning at least a share of their home. The proportion of social rented homes is less than half the national average.

Figure 3. Property tenures in Burstow Parish compared with England by percentage, 2021 Census¹⁷

	Owned outright by occupier	Owned by occupier with a mortgage or shared ownership	Housing that is social rented	Housing that is private rented or rent-free
Burstow	41.6	36.5	8.5	13.3
England	32.5	29.8	17.1	20.6

Property Prices and Affordability

The following tables of data illustrate the cost of housing in Burstow parish.

Price Paid Data

Figure 4, below, shows data from the land registry. It summarises house price data for homes in Burstow Parish sold in the 12 months to October 2025.

Figure 4. Summary of price paid data in the 12 months to October 2025 (prices in £000s) ¹⁸

No. of beds	Number sold	Highest	Lowest	Mean	Median
1	0	-	-	-	-
2	14	640	325	393	374
3	14	660	350	473	468
4	14	1155	515	637	560

Homes currently for sale

A search was undertaken in October 2025, when 58 properties were on the market in Burstow Parish. These ranged from £140,000 for a mobile home for 'over 50s' to £1,425,000 for a six-bed detached property. Appendix 1 lists this data, which is summarised in Figure 5 below.

¹⁷ Source. ONS, Census 2021-[Build a custom area profile](#) (N.B. use 'Find your area' search to use correct parish boundary)

¹⁸ Zoopla, October 2025, data from HM Land Registry, sales in Burstow Parish identified by postcode

Figure 5. Property for sale in Burstow, October 2025 (£000s)¹⁹

No. of beds	Number	Highest	Lowest	Mean	Median
1	2	300	230	265	265
2	8	385	275	346	350
3	14	825	350	535	510
4	21	1200	550	718	675
5	6	1470	525	962	913
2 (over 50s)	5	210	140	171	175

In addition to the homes for sale in Figure 5 there was a 6-bed home on the market for £1,425,000 and a 4-bed home for ‘over 60s’ for £380,000.

Affordability

The Office for National Statistics publishes ratios of house prices to annual workplace-based earnings across the country. Figure 6, below, lists the last three years’ house prices to earnings ratios at various scales. The ratios for Tandridge are high at 13.0 for median house price to median earnings and 14.9 for lower quartile house price to lower quartile earnings.

Figure 6. House Price to Workplace-based Earnings Ratio (median affordability ratio and lower affordability ratio) 2022-2024²⁰

Ratio of median house price to median gross annual workplace-based earnings	2022	2023	2024
England	8.56	8.40	7.71
Southeast	10.87	10.54	9.61
Surrey	13.57	13.06	11.90
Tandridge	14.68	12.44	12.98

Ratio of lower quartile house price to lower quartile gross annual workplace-based earnings	2022	2023	2024
England	7.61	7.45	6.79
Southeast	10.76	10.40	9.47
Surrey	13.22	12.94	11.82
Tandridge	16.40	13.11	14.94

¹⁹ Source. Rightmove, October 2025

²⁰ ONS, 2025 [House price to workplace-based earnings ratio - Office for National Statistics](#) checked December 2025

Figures 7 and 8 below set out figures for earnings and house prices on which the ratios above are based.

Figure 7. Lower quartile and median gross annual workplace-based (full time) income²¹

	2022	2023	2024
Median gross annual workplace-based income			
England	33,280	35,217	37,630
Southeast	34,500	36,527	39,038
Surrey	36,103	38,282	42,017
Tandridge	33,384	40,196	37,744
Lower quartile gross annual workplace-based earning			
England	24,440	26,165	28,070
Southeast	25,271	26,914	29,047
Surrey	26,483	28,204	30,887
Tandridge	22,185	28,992	25,094

Figure 8. Lower quartile and median house prices, ONS, September 2022-2024²²

	2022	2023	2024
Median house prices (£)			
England	285,000	295,995	289,995
Southeast	375,000	385,000	375,000
Surrey	490,000	500,000	500,000
Tandridge	490,000	500,000	490,000
Lower quartile house prices (£)			
	2022	2023	2024
England	186,000	195,000	190,587
Southeast	272,000	280,000	275,000
Surrey	350,000	365,000	365,000
Tandridge	363,875	380,000	375,000

Figure 9, below, lists the income levels at various income to loan ratios to purchase the cheapest homes in Burstow assuming either a 10% or 5% deposit. The calculations suggests that, to buy the cheapest 2-bed home, after paying a deposit of £32,500, a household income of £58,000 would be required if the mortgage is five times the annual household income.

²¹ ONS, 2025 [House price to workplace-based earnings ratio - Office for National Statistics](#) checked December 2025

²² ONS, 2025 [House price to workplace-based earnings ratio - Office for National Statistics](#) checked December 2025

Figure 9. Affordability calculations for the cheapest homes sold in the last 12 months in Burstow parish. (figures are £000s)

		2-bed	3-bed	4-bed
	Cheapest home	325	350	515
	10% deposit	32.5	35	51.5
Annual Income Required	Income to loan rate x 3.5	83.6	90.0	132.4
	Income to loan rate x 4.0	73.1	78.8	115.9
	Income to loan rate x 4.5	65.0	70.0	103.0
	Income to loan rate x 5	58.5	63.0	92.7
	5% deposit	16.3	17.5	25.8
Annual income required	Income to loan rate x 3.5	88.2	95.0	139.8
	Income to loan rate x 4.0	77.2	83.1	122.3
	Income to loan rate x 4.5	68.6	73.9	108.7
	Income to loan rate x 5	61.8	66.5	97.9

Private Rental Market and Affordability

We found only one property available to rent in the parish in November 2025 (a six-bed home for £3,000 per calendar month). Using Rightmove, we found 35 homes available to rent within approximately one mile of the Burstow Parish Boundary. The majority of these were in Horley. Figure 10 below summarises the cost and size of these homes.

Figure 10. Monthly cost of private rental properties advertised in November 2025²³

No. of beds	Number	Highest	Lowest	Mean	Median
1	13	£1,350	£725	£1,075	£1,100
2	10	£1,650	£1,400	£1,513	£1,500
3	7	£2,250	£1,750	£1,971	£1,900
4	3	£2,540	£2,100	£2,347	£2,400
5	2	£3,000	£3,000	£3,000	£3,000

The Office for National Statistics states it considers “an area is ‘affordable’ if a private-renting household would spend the equivalent of 30% or less of their gross income on rent.”²⁴

The Office for National Statistics tracks the cost of private rent and publishes the average rent for different types of property, including new and existing tenancies. The figures for Tandridge, updated in October 2025, are summarised in Figure 11 below.

²³ Rightmove, November 2025, Houses for rent in drawn parish area +1 mile.

²⁴ [Private rental affordability, England, Wales and Northern Ireland – ONS, August 2025](#) paragraph 2

Figure 11. Average private rent in Tandridge, October 2025²⁵

	1-bed	2-bed	3-bed	4 or more-bed	Average
Monthly rent	£1102	£1398	£1743	£2704	£1558

The lower quartile gross work-place income is £25,094 in Tandridge (Figure 7), with gross monthly pay approximately £2,091 per month, then no more than £627.30 should be spent on rent if this is the household income. The cheapest accommodation, within a one-mile radius of Burstow Parish, is £725 per month for a one-bedroom home, 35% of the lower quartile gross workplace-based income.

Modelling local household incomes, the ONS has found that the median private rent is 33% of the median household income in Tandridge²⁶.

The issue of affordability and the lack of available private rental accommodation in the area currently are important housing factors to consider.

Housing need and affordable housing stock

Tandridge does not record how many households on the housing register have a connection with or wish to live in a particular parish. There are 71 households on the housing register with an address in Burstow. Their need, in terms of the number of bedrooms required for each household, is listed in Figure 12 below.

Figure 12. A summary of households currently living in Burstow Parish who are on the housing register²⁷

Bedrooms	No of households	%
1	40	56%
2	18	25%
3	10	14%
4	3	4%
Total	71	100%

There is likely to be a level of 'hidden need'. Figures on the register are likely to under-represent the need because:

²⁵ [Private rent and house prices, UK - Office for National Statistics](#) Figure 8.

²⁶ [Private rental affordability, England, Wales and Northern Ireland - Office for National Statistics](#) paragraph 5.

²⁷ Tandridge District Council

- The housing register only includes the need for rented homes, not shared ownership, shared equity, or rent to buy.
- People may have preconceived ideas about affordable housing, feeling that the housing register is not for them, even though they may not be able to afford an appropriate home.
- In rural areas, people may not apply to the council until they can see some prospect of development or a local scheme to which they would want to apply.

Tandridge District Council and Housing Associations have provided information on affordable housing stock in Burstow. This information is summarised in Figure 13 below. Note that this summary may not be a complete account of affordable housing stock, as no comprehensive record of affordable housing stock is kept, and not all housing associations responded to our request for information.

Figure 13. Affordable and social rented housing stock in Burstow²⁸ (this may not be a complete record of affordable housing stock)

	1-bed	2-bed	3-bed	4-bed	Total
<i>Tandridge District</i>	6	10	27	1	44
<i>Stonewater</i>	2	17	7		26
<i>Guinness</i>		38	14		52
<i>English Rural</i>	4	7	2		13
<i>Habinteg</i>			2		2
Totals	12	72	52	1	137

In addition to the above:

- Stonewater has 25 shared ownership homes (8 2-bed, 15 3-bed and two 4-bed).
- Tandridge has 30 1-bed homes and one 2-bed home for elderly people.
- A2Dominion has 18 homes, but we are not sure of their tenures or size.

Outline permission has been granted within the parish for housing developments that will include a further 180 affordable homes (under planning references 2022/1658 and 2023/1464), 135 (75%) for rent and 45 (25%) shared ownership. The allocation policy for these homes is described in Tandridge's Housing Allocation Scheme²⁹. Further applications for housing developments are expected. For example, an Environmental Impact Assessment Screening Opinion has been sought regarding a proposal for 350 new homes at Lower Broadbridge Farm³⁰ including affordable and retirement homes.

Figure 14 below sets out the figures for relets of the council's housing stock for the past three years.

²⁸ Tandridge District Council, Stonewater Housing Association, The Guinness Partnership, [Habinteg](#)

²⁹ [Housing Allocation Scheme November 2023](#)

³⁰ Planning reference 2023/941/EIA

Figure 14. Relets of Tandridge housing in the past three years³¹

Year			2023	2024	2025	Total
Tandridge	1-bed	Bungalow	0	0	1	1
		General	0	2	1	3
		Flat 65+	0	1	3	4
	2-bed	Flat	0		0	0
		House	1	1	0	2
	3-bed	House	0	2	0	2
Registered Provider	1-bed	General	0	1	1	2
		Flat 65+	0	0	0	0
	2-bed	Flat	0	0	0	0
		House	0	2	0	2
	3-bed	House	0	0	0	0
	Total		1	9	6	16

The cost of affordable rented homes is expected to be no more than the Local Housing Allowance. The Local Housing Allowance rates for Tandridge are set out in Figure 15 below.

Figure 15. Local Housing Allowance rates³²

Number of Bedrooms	Maximum Weekly Rate	Maximum Monthly Rate
Shared	109.62	476.33
One	197.92	860.00
Two	253.15	1,100.00
Three	314.14	1,365.00
Four	402.74	1,750.00

2019 Housing Needs Survey

The last housing needs survey for Burstow was carried out in 2019 when a questionnaire was sent to every household in the parish. There was a 17% response rate and the survey report concluded that there were at least 16 households living in the parish who had a housing need at the time. Their need was for 5 1-bed homes 8 2-bed homes, 3 2-bed homes and a 4-bed home.

Other findings included:

- There were 18 emerging households, currently living with parents
- 25 households aspired to buy on the open market
- 10 households were looking to rent an affordable home
- 10 householders were homeowners looking to downsize

³¹ Information provided by Tandridge District Council

³² [Local Housing Allowance Rates for the Tandridge Local Authority : DirectGov - LHA Rates](#) Crawley & Reigate
BRMA

- 47 households were looking to move
- 86% considered themselves well housed.
- 87% were owner occupiers
- 46% would be in favour of an affordable housing scheme local people.
- 36% had a preference to see 1- and 2-bedroom homes for affordable rent built

Conclusion

There are currently 71 households living in Burstow who are on the housing register expressing a housing need. Their need is set out in Figure 12. We don't know how many of these households have a strong local connection and wish to remain in the parish.

Assuming recently permitted local housing proposals are built out there will be at least another 180 affordable homes of different tenures and size built in the parish, 135 (75%) of which will be for rent. These homes will be allocated according to Tandridge's Housing Allocation Scheme³³.

At 13.0 and 14.9, the median and lower quartile house price to workplace-based salary ratios (Figure 6) are high and houses are unaffordable for many local people. Affordable home ownership tenures could provide a route to home ownership for local people, but the combined monthly cost of mortgage and rent (and possibly service charge) would need to be within the reach of local people's budgets.

The availability of private rental stock in the parish is very limited although nearby Horley has a mix of properties available. Private rents are above the threshold that the office for National Statistics describes as affordable for many people in Burstow. Affordable rent and particularly social rent homes for local people will help enable local households to obtain suitable accommodation.

The information in this report represents a snapshot of the housing situation in Burstow and is based on secondary data collected and published by various organisations. The parish could consider carrying out a full housing needs survey to obtain a more detailed understanding of housing need within the parish.

David Cowan
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December 2025

³³ [Housing Allocation Scheme November 2023](#)

Appendix 1 – Homes for sale in October 2025

Homes for sale table, price in £000s (October 2025)

Beds	Price
1	230
1	300
2	275
2	315
2	340
2	350
2	350
2	375
2	375
2	385
3	350
3	375
3	396.5
3	425
3	450
3	475
3	485
3	535
3	550
3	600

Beds	Price
3	600
3	695
3	730
3	825
4	550
4	550
4	565
4	575
4	575
4	575
4	595
4	600
4	625
4	650
4	675
4	695
4	750
4	775
4	775
4	825

Beds	Price
4	900
4	900
4	900
4	1200
5	525
5	750
5	825
5	1470
5	1000
5	1200
6	1425
2 (over 50s)	210
2 (over 50s)	190
2 (over 50s)	175
2 (over 50s)	140
2 (over 50s)	140
4 (over 60s)	380