



**Housing Needs Survey Report
for
Coughton Parish Council**

April 2016

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Rural Housing Enabler, WRCC**

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1. Introduction

Coughton Parish Council commissioned a local Housing Needs Survey which was distributed at the end of February 2016 with a deadline return of 19th March 2016.

The aim of the survey was to collect local housing needs information within and relating to Coughton 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 form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Coughton parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report. Articles about the survey and its purpose appeared on the WRCC website and social media, and the Rural Housing Enabler attended the Annual Parish Meeting early in March to discuss the survey.

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 a profile of positive and negative aspects to life in the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents 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, including a response to "possible locations within the village for new housing", which can be seen as Appendix B.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for the name and address of the respondent together with details of the household in need and 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 the information provided took place in April 2016.

2. 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.

3. Results – Contextual Information

Approximately 95 Housing Needs Survey forms were distributed and 33 forms were returned, equating to a response rate of 34.74%. This level of response is considered to be a very good 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.

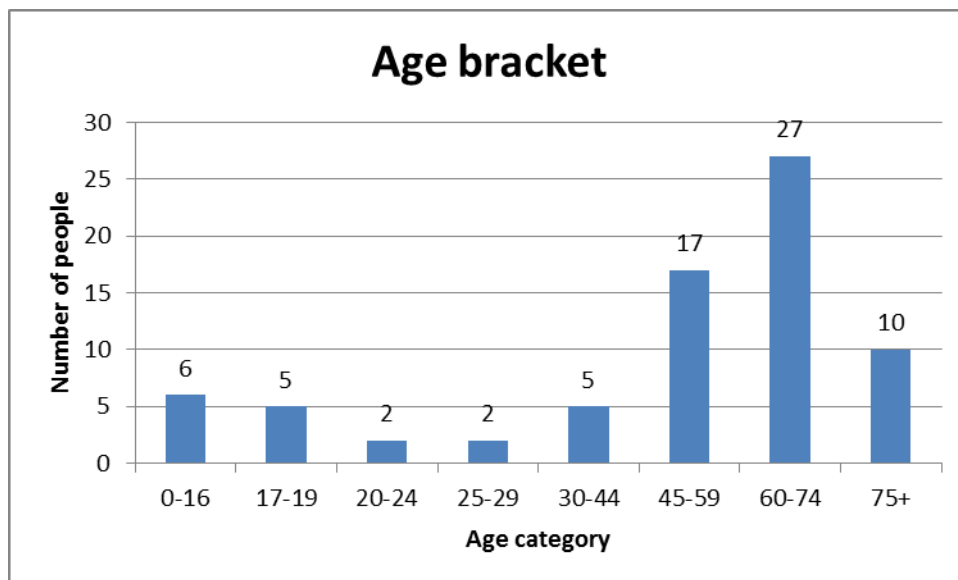
For the purposes of this document the term respondent refers to an individual survey form.

Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

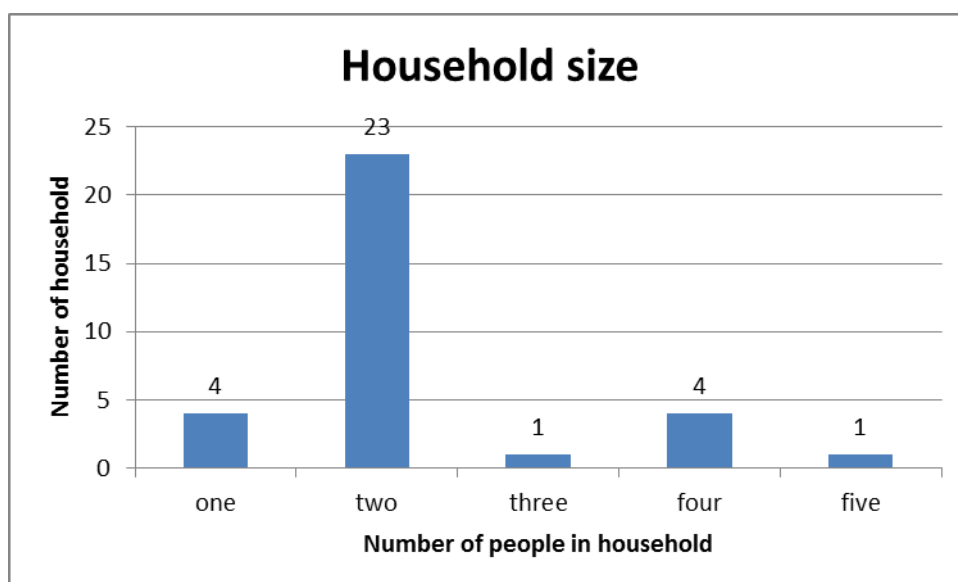
i) Age bracket

There were 33 responses to this question and the following chart shows the age profile of 74 people. The chart shows an ageing population, with 54 out of the 74 people aged 45 and above. It is noticeable that the lower age groups are particularly 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

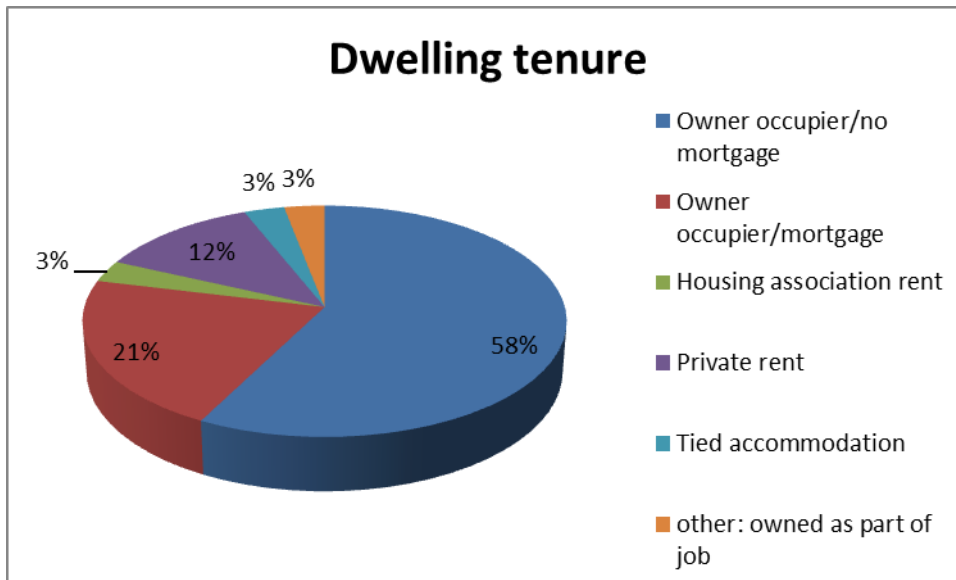
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.24 persons per dwelling, slightly lower than the 2011 Census figure of 2.34 people (157 usual residents in households divided by 67 dwellings).



Q2: Your current housing circumstances

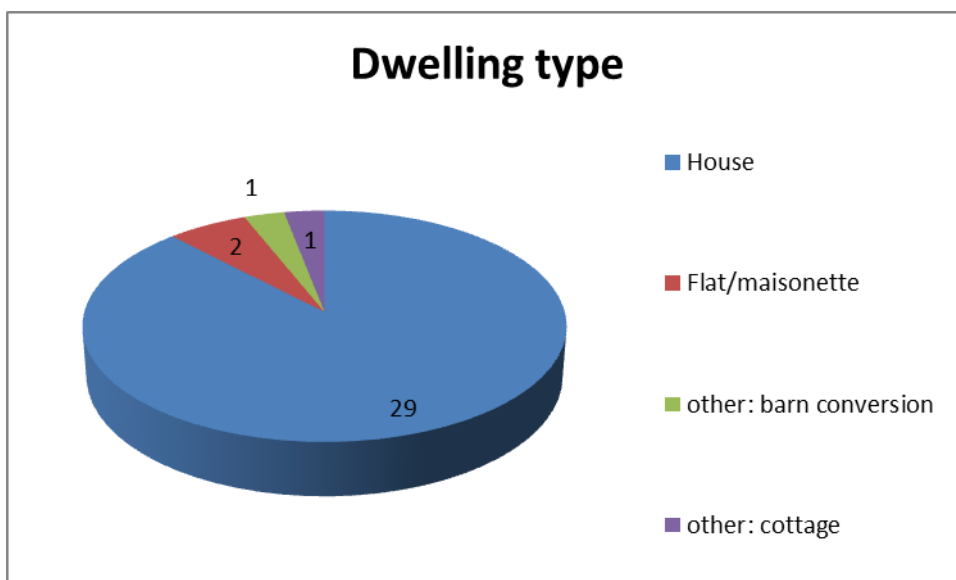
iii) Dwelling tenure

The following chart shows the dwelling tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 79% of the total. Tenures traditionally considered to be within the 'social sector' account for 3%.



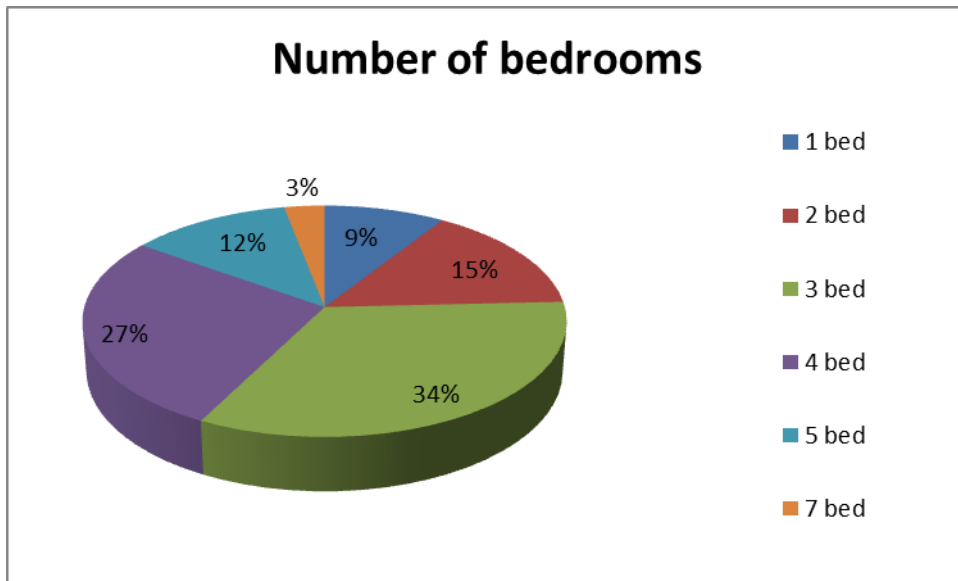
iv) Dwelling type

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor, at 88%.



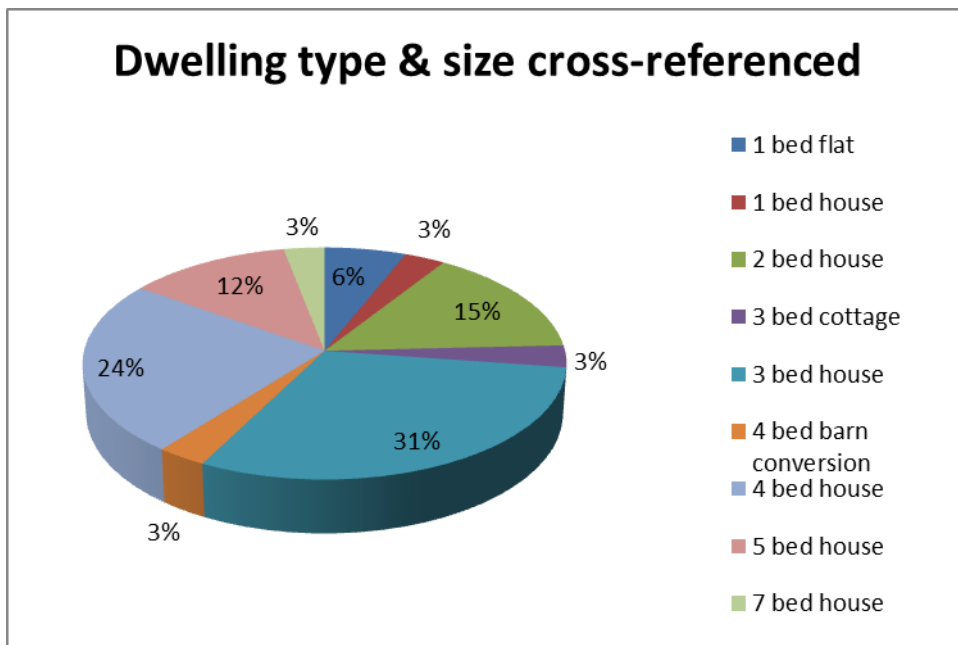
v) Number of bedrooms

The following chart shows the sizes of homes that the 33 survey respondents live in. Given the Census 2011 average household size of 2.34 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 3 bed houses represent the largest group at 31% and 24% of dwellings have 2 bedrooms or less.



vii) Work from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 8 respondents who indicated that they predominantly work from home 5 indicated that they occupy or need dedicated work space. No respondents indicated that they occupy or need dedicated work space without predominantly working from home.

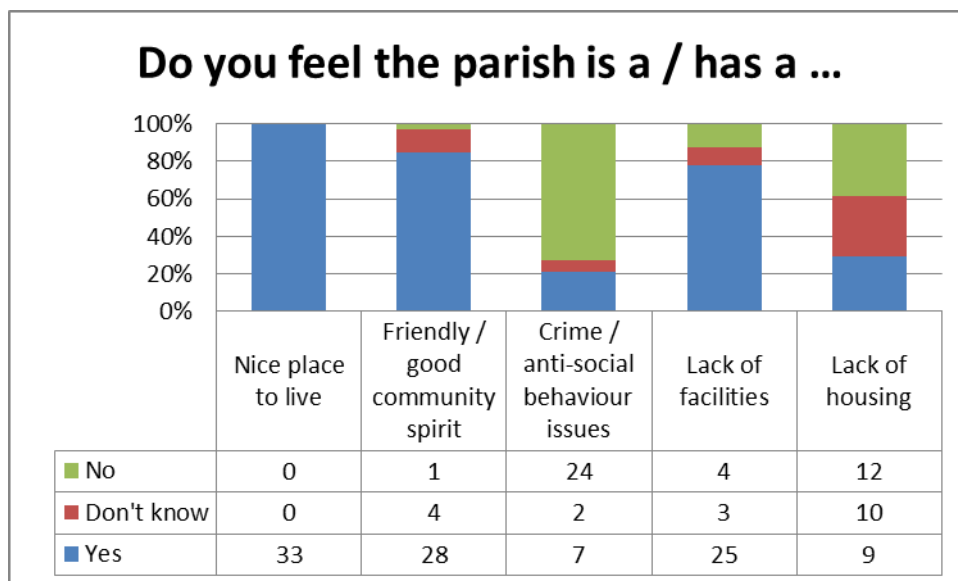
Q3: Life in the parish

viii) 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 Coughton parish. Not all respondents answered each question within this section.

This information is important to assess whether any homes that may subsequently be provided will be ‘sustainable’. Ensuring that people will want to take up tenancies and settle in a village are crucial considerations when proposing new homes for local people.

All respondents feel the parish is a nice place to live, and the majority feel that the parish is friendly with a good community spirit and that there is not an issue with crime or anti-social behaviour.



The majority of respondents feel that the parish lacks facilities and slightly more believe there is not a lack of housing than do.

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

ix) Lack of facilities comments:

- No community centre, no shop, no sports or social facilities
- A bus shelter on Coughton Court side of main road would be lovely
- Shop, community centre, post office, school car park

- No shop/post office or other facilities which larger villages can keep going. No village hall or organisations.
- Shop, community centre, post office, school car park
- Litter bins! Traffic lights & A435 Xroad. Safe school drop off area for local school
- Local shop x3
- Meeting point - shop, hall
- A shop + pub
- Possibly community hall
- Village shop
- A by-pass!
- Shop/post office. Parish owned social event facility (eg village hall)
- Parking facilities for school off road as they obstruct road preventing access/egress to service vehicles
- Corner shop?
- Shop
- Shop, childrens park, car parking, footpaths along roads, street-lighting
- No local shop or community hall
- Village shop, village hall, allotments
- Local shop, decent telephone line for wifi/internet
- Got none - but 1 village and 1 town 2m away

x) Lack of housing comments:

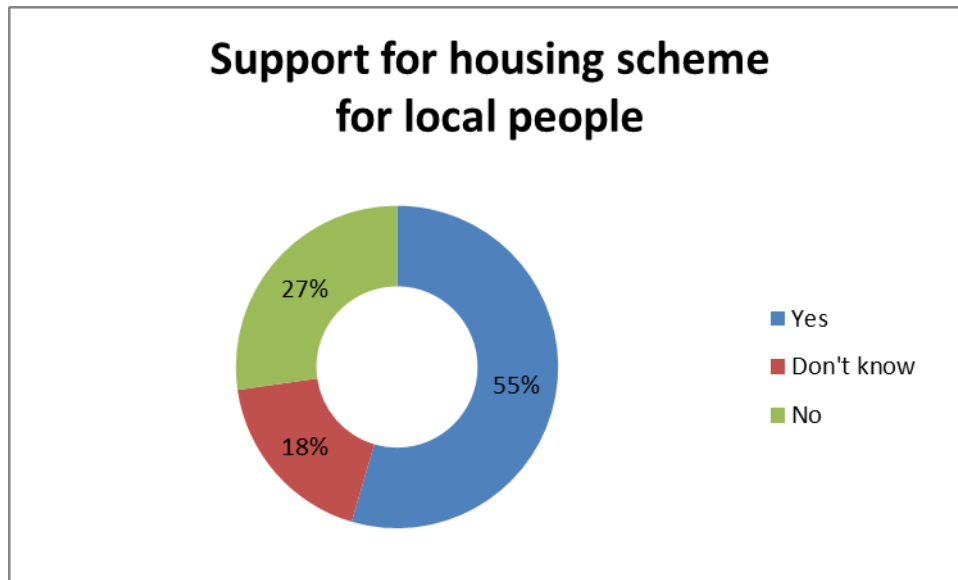
- Rented accommodation for elderly
- Purpose-built elderly/disabled housing
- Affordable rent or buy, suitable for young or older people.
- Social, old peoples bungalows
- Affordable
- Single storey (bungalow / flat)
- First-time buyers
- Starter homes or smaller retirement bungalows

xi) Outward migration from the parish

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. Two respondents stated this had happened in their household.

xii) Support for one or more housing schemes

This chart shows the response to the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” At 55% the majority of respondents are in favour.



4. Results – Housing Needs Information

Of the 33 responses to the survey, two individuals or households expressed a need for alternative housing. However, one of these households was discounted as it appeared to be a single adult household where the respondent was more than able to satisfy their own need.

This section provides a breakdown of information from the remaining respondent.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Local connection

The respondent indicated more than one type of local connection to the parish.

ii) Reason/s for housing need

Respondents are asked why their household needs alternative housing. The respondent indicated more than one reason for need:

- To be closer to relatives
- To be closer to employment
- To be closer to ageing parents

iii) Housing waiting list

The respondent indicated that they are not registered on the Stratford-on-Avon District Council housing waiting list. As at January 2016 there were no households living within Coughton parish registered on the District Council's housing waiting list.

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

ID	Local connection verified	Household composition	Support needed	Preferred tenure	Preferred size & type	Actual tenure	Actual size & type
2	Yes	Single adult	No	Housing association shared ownership or owner occupier	2 or 3 bed flat or house	Housing association shared ownership	2 bed house

6. Conclusion

There is a need for one new home in Coughton parish for a household with a local connection and the specific need is for:

Housing association shared ownership

- 1 x 2 bed house

7. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey forms across the parish.

8. Contact Information

Karen Parnell - Clerk to Coughton Parish Council
Email: karen@coughton.plus.com
John Gittins – Chairman, Coughton Parish Council

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: sarahbt@wrccrural.org.uk

Appendix A1



Clerk: Karen Parnell • 109 St Mary's Road • Stratford upon Avon • CV37 6TL

☎:01789 292968

email: karen@coughton.plus.com Web: www.coughtonpc.org.uk

To each household in the Parish of
Coughton

March 2016

Dear Householder

Coughton Parish Council – Housing Needs Survey

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

The results of the last survey, held three years ago, were extremely useful and we had a good response from a large proportion of residents. Since then the boundary size has increased and there has been significant movement of people into and out of the village. It is important for future decision making that our parish profile is up to date and accurate. We shall be very grateful for the time you are able to spend in completing this form.

The survey is for everyone, however, not just people in housing need. The questions in the first part of the survey help to compile a profile of residents and general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

If a need is identified as a result of this survey then a site canvassing exercise could be carried out around the village by the Parish Council to identify potential rural exception sites suitable for affordable housing. Question 3 gives respondents an opportunity to suggest possible locations within the village for new housing. Alternatively, you could suggest a general location, such as *“close to the existing community”* or *“on the outskirts of the village”*.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), an independent charity that works within rural communities across Warwickshire. When the survey is complete the Parish Council will consider the results and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Coughton parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the

parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. If you know of anyone with a connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

Sarah Brooke-Taylor will be present at our Annual Meeting on 7th March, when you can ask questions relating to the survey. Completed forms can be handed to her at the meeting. The Parish Council will look at the survey results at its meeting in May and we shall make a recommendation on how you and the village can benefit from the results.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 19th March 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr. John Gittins
Chair
Coughton Parish Council

Appendix A2

Housing Needs Survey for Coughton parish

Part 1

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"/>

Q3: 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="text"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="text"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No

Do they occupy or need dedicated work space? Yes / No

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, including possible locations within the village for new housing

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

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

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms (please tick)

1 2 3 4 5+

Do you require space in order to work from home? Yes No

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 19th March 2016.

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.

Appendix B

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations within the village for new housing. These comments are reproduced below. Comments that would identify a household or individual have been removed.

General comments:

- This is predominately a village in the Green Belt & Conservation Area & needs preservation to keep it a part of Rural England.
- 1) Not a big issue but theft from farms and work vehicles do happen. 2 arson attacks in past (straw/hay stacks), tipping at ford. 2) Sited within short walking distance of bus stop, post box, churches, pub and school, nursery and graveyard.
- Must be in keeping with surrounding properties.
- In the village of Coughton, there is a single [person] living in a 3 bedroom social house. How is this right!
- If more housing, infrastructure needs to be addressed first.
- The reason people like living in Coughton is because it is rural, lovely views and peaceful.
- As long as its kept to a small amount, and in keeping with local buildings, we live in the National Trust Covenant so unable to change basic character of the house, which is a good thing. No idea where to build though!
- Providing small number of new properties only.
- Friendly but not/rarely involved in community social activities. [crime/anti social behaviour] Not generally but occasional light fingered gents around. There has only been one individual who has left the parish who had long term association with the parish in 30yrs to our knowledge. Others have left by choice. I don't think there are any parish housing needs. It is a small village which makes it a desirable place to live. There is too much land being removed from agriculture. Leave Coughton rural.
- In the last 25yrs we have seen young and old neighbours leave or sell-up due to high rent or, in the case of the elderly, their inability to climb stairs or cope with gardens etc. Most local children have had to move away to find accommodation including our own 2. If there was somewhere in the village that could be developed in sympathy with these needs, and I believe there is, we would be delighted.
- It's bad enough as it is with traffic for the school + parents parking in stupid places!
- Probably me will have to [leave the parish to find affordable/suitable housing].
- Existing sewer/drainage is already inadequate & regular flooding is a problem. This would need to be upgraded before we could endorse any development. Future housing must have off road parking for residents + visitors. Currently, on road parking is hazardous + causes access issues in narrow lanes - we would not support the installation of street/security lighting.
- Fly tipping + cars parked by ford with occupants using drugs & leaving litter.
- The village is nice as it is - do not ruin it, please.

Possible locations:

- Between Sambourne Lane and Coughton Lane behind old Post Office
- Close to existing community
- Small paddock opposite school in Coughton Lane could be a possible site for 3-4 small townhouses.
- Our garden - we could sell off part for 2 smaller houses [identifying comment removed] or develop the land & sell off the housing. Stop building big houses - need smaller starter family homes.
- Central to the village with ready access to essential services (ie bus stop, car parking).
- Perhaps extend past no.22 to link into Sambourne Lane.

Appendix C

Property search April 2016 (Coughton and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
Jeremy McGinn & Co	Oak Tree Lane	Cook Hill	3	bungalow	375,000
Sanders & Sanders		Kings Coughton	3	house	325,000
Jeremy McGinn & Co	Morgan Close	Studley	3	house	315,000
Jeremy McGinn & Co	Holt Gardens	Studley	2	bungalow	290,000
Lamberts	St Judes Avenue	Studley	3	house	235,000
Lamberts	Lansdowne Road	Studley	3	house	222,000
Lamberts	Badbury Gardens	Studley	2	bungalow	217,500
Lamberts	The Newlands	Studley	3	house	210,000
Jeremy McGinn & Co	Arrow Mews	Studley	3	house	195,000
Jeremy McGinn & Co	Allendale Crescent	Studley	3	house	189,950
Quantum	Bell Court	Studley	2	house	187,500
Jeremy McGinn & Co	Arrow Mews	Studley	2	house	180,000
Jeremy McGinn & Co	New Road	Studley	3	house	179,950
Jeremy McGinn & Co	Arrow Mews	Studley	2	house	175,000
Sanders & Sanders	Bromsgrove Road	Studley	2	maisonette	147,500
Lamberts	Crooks Lane	Studley	2	maisonette	135,000
Lamberts	Alcester Road	Studley	2	flat	135,000
Arden Estates	Lords Lane	Studley	2	maisonette	130,000
Jeremy McGinn & Co	New Road	Studley	2	maisonette	125,000
Lamberts	Marlborough Mews	Studley	2	flat	125,000
Jeremy McGinn & Co	High Street	Studley	2	flat	119,950

Type	Average £	Average £ -5%
2 bed bungalow	253750	241063
2 bed flat	126650	120318
2 bed house	180833	171792
2 bed maisonette	134375	127656
3 bed bungalow	375000	356250
3 bed house	233988	222288

There are currently no properties available for sale within Coughton parish. One property sold within the last twelve months (July 2015) and two properties sold within the previous twelve month period.