

## **Our Homes – Evidence Gathering**

**Existing housing stock: Buckland**

**Source: NP Housing Working Group**

**Date: 8 January, 2016**

*Last updated 8 October 2017*

1. Total no of dwellings/average size	71 properties, mainly 3-4 bed houses
2. Approx age of construction	Clanacombe manor house was built in 1587 and about 20 cottages in the village date from the mid to late -17 <sup>th</sup> century. Another 20 properties date from the 18 <sup>th</sup> /19 <sup>th</sup> century; and about 30 properties were built in the 20 <sup>th</sup> century.
3. Conservation area/ listed buildings	The West Buckland Conservation Area consists of 6 x Grade 2 listed buildings (9 individual properties). Clanacombe and its Dovecote, Myrtle Cottage and Cob Cottage, outside the Conservation Area, are also Grade 2 listed.
4. Owner occupied/rented/tied accommodation	37 owner occupied properties and 4 privately rented properties, including West Buckland Farm, owned by Bantham Estate and let on a long lease. The same family (Adams) have lived there since the 1950s, but no longer a functioning farm.
5. Management company/managing agent	N/A
6. Affordable housing – tenure & history – housing association or local authority or other	6 ex-Council houses – at least 5 are subject to a Devon Covenant.

7. No of second homes and/or holiday lets	30 second homes (of which approx 14 are holiday lets) (42%)
8. Age and size of household	Most households consist of 2 members. There are 11 households with dependent children and another 4 households with adult children living at home. The rest are evenly divided between adults who are working and either have no children or their children have left home, and couples or individual occupants who are retired.
9. Average house prices	House prices have averaged just over £400k since 2010 (Rightmove). <i>The average house price had risen to £485k by October 2017 (Zoopla), but there are exceptions, e.g. in April 2016, a 5-bed detached house sold for £920k. 2/3-bed house rentals recently marketed at £1,000- £1,150 pcm.</i>
10. How often properties change hands	13 properties have changed hands since 2010 and 2 have changed hands twice (Rightmove)
11. Any properties on the market (How long?)	3-bed detached house (£525k) on the market <i>(sold in June 2017 for £400k). In Oct 2017, 2 properties on the market: 2-bed semi-detached cottage (£295k) and 2/3 bed semi-detached house (£469k) on the market 5 months. Another 4-bed cottage and annexe in the Conservation Area was on the market recently for £650k but was withdrawn.</i>
12. Any property covenants that restrict development	
13. Local amenity issues: height, overlooking, interrupted views, design, bulk & massing, overdevelopment of plot	No mobile signal, no safe pedestrian/cycle access to school in Thurlestone or to Bantham. No shop or public telephone.

14. Any planning conditions common to the area that restrict development	AONB
15. Approx no of houses that have been demolished and replaced over the past 10 years	West Buckland Farm Barns were previously a redundant farmstead granted planning permission in 2014 for one residential unit and one ancillary/holiday unit. The holiday unit sleeps 6 and charges £995-2504 pcw.
16. Approx no of houses that have been extended over the past 10 years	Approx 16 – some substantial.
17. General state of repair/maintenance of properties	Good, many have been recently refurbished.
18. Properties without off-street parking	5 properties have no off-street parking and 7 have 1 space off-street
19. Evidence of need: mature children at home; older residents wishing to downsize and stay in the area; residents struggling to afford to live in existing home	4 households with adult children living at home. Parents send children to school in Thurlestone because they lived there as children, but cannot afford to live in the parish now Local employees commute to the parish from Kingsbridge